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OFFICES:

20, TAVISTOCK STREET, STRAND, LONDON, W.C. 2.

VOL. LVII. No. 1480.

Entered as Second-class Matter at the
New York, N.Y., Post Office.

[REGISTERED AT THE G.P.O.]
[AS A NEWSPAPER, AND FOR
CANADIAN MAGAZINE POST.]

SATURDAY, MAY 16th, 1925.

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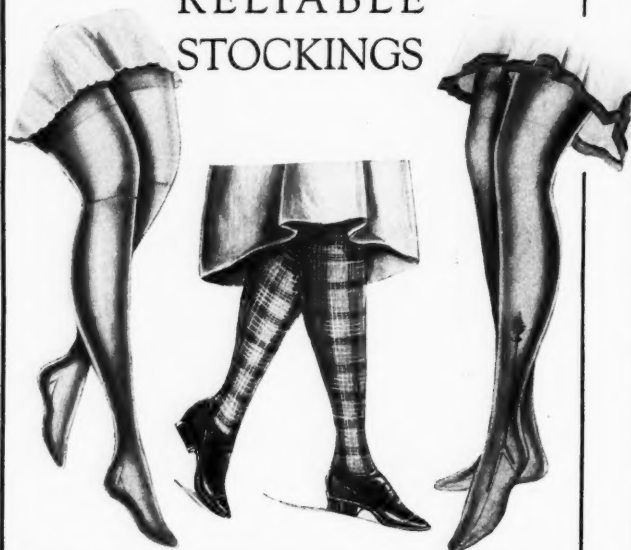
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HAMPSHIRE

BETWEEN WINCHESTER AND SOUTHAMPTON.

THE VALUABLE FREEHOLD RESIDENTIAL AND AGRICULTURAL PROPERTY,

"FOULIS COURT," FAIR OAK,

including

AN ATTRACTIVE RESIDENCE, pleasantly situate and containing hall, three reception rooms, twelve bed and dressing rooms, bathroom.

COMPANY'S WATER. RADIATORS.

EXCELLENT STABLING. GARAGE. LODGE.

Pretty gardens and parklike pastures of about

MODEL HOME FARM OF 105 ACRES, with attractive old Georgian Farmhouse and fine set of buildings. The land includes some VALUABLE WATER MEADOWS.

FARM OF 42 ACRES. SMALL RESIDENCE. PAIR OF COTTAGES.
The whole extending to about

163 ACRES.

HAMPTON & SONS will offer the above for SALE by AUCTION, in FIVE LOTS, AT THE GEORGE HOTEL, WINCHESTER, on TUESDAY, JUNE 16TH, 1925, at 2.30 p.m. (unless Sold previously).—Vendor's Solicitors, Messrs. CHARLES WARNER & RICHARDSON, 29A, Jewry Street, Winchester, and at Bishop's Waltham.—Particulars with plan, views and conditions of Sale of the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, London, S.W. 1.



PRELIMINARY NOTICE.

SURREY

About three miles from Reigate Station. The choice Freehold RESIDENTIAL PROPERTY

"BURYS COURT," LEIGH, NEAR REIGATE.

Lying amidst unspoilt rural scenery on a light soil and including an

ATTRACTIVE FAMILY RESIDENCE

containing panelled hall, four reception rooms, billiard room, eighteen bed and dressing rooms, four bathrooms, complete offices.

ELECTRIC LIGHT. COMPANY'S WATER. TELEPHONE. HEATING.

Stabling, garage, lodge and cottages, small farmhouse and set of buildings.

WELL-MATURED GROUNDS with fine lawns, excellent walled garden, moderate amount of glass. The land lies compactly, and is practically all

WELL-TIMBERED PARK AND WOODLANDS;
altogether about

91 ACRES.

To be offered by AUCTION at an early date (in conjunction with Messrs. CROW, Dorking).—Vendor's Solicitors, Messrs. FRANCIS & CROOKENDEN, 25, Lincoln's Inn Fields, W.C. Auctioneers,

HAMPTON & SONS, 20, St. James' Square, S.W. 1, and Messrs. CROW, Dorking.



PRELIMINARY NOTICE.

BY DIRECTION OF LIEUT.-COL. SIR JOHN HUMPHRY.

HAMPSHIRE

ONE MILE FROM HOOK STATION, SIX-AND-A-HALF MILES FROM BASINGSTOKE.

THE EXTREMELY ATTRACTIVE FREEHOLD RESIDENTIAL, SPORTING AND AGRICULTURAL PROPERTY, known as the

MILL HOUSE ESTATE

NORTH WARNBOROUGH,

including

THE CHARMING OLD MILL HOUSE, quite recently the subject of a very large expenditure, and now forming a RESIDENCE OF EXQUISITE CHARACTER.

Containing lounge hall, dining room, old oak-panelled drawing room, study, seven principal bedrooms, two bathrooms, five maids' bedrooms, excellent offices.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE. COMPANY'S WATER.

GARAGE. GARDENER'S COTTAGE.

Delightful gardens, etc., of about THREE-AND-A-HALF ACRES, and about one-and-three-quarter miles of first-class trout fishing in the River Whitewater. Also A VALUABLE STOCK AND DAIRY FARM with superior farmhouse, ample buildings, five cottages, and

300 ACRES.

"THE YEW," ODIHAM, an attractive Georgian House with gardens, cottages, accommodation lands, timber yard; the whole extending to about

350 ACRES.

HAMPTON & SONS will offer the above by AUCTION at early date, in Lots.—Vendor's Solicitors, Messrs. CHARLES WILMOT & Co., 7, New Court, Lincoln's Inn, W.C.—Particulars of the Auctioneers, HAMPTON & SONS, 20, St. James' Square, S.W. 1.

Offices: 20, ST. JAMES' SQUARE, S.W.1.

1925.
on
one 80
ostad
one 2727

May 16th, 1925.

Telephone Nos.:
Regent 4304 and 4305.

OSBORN & MERCER

Telegraphic Address:
"Overbid-Piccy, London."

"ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1.

By Instructions from the Exors. of the late M. N. Rhodes, Esq.

SURREY

In the beautiful district between LEATHERHEAD and GUILDFORD.

Within ten miles of EPSOM DOWNS and RACE COURSE, adjoining EAST HORSLEY VILLAGE, distant about a mile from HORSLEY STATION, whence WATERLOO is reached in 50 minutes.

THE VERY DESIRABLE FREEHOLD PROPERTY, known as

THE MANOR AND PLACE FARMS,

consisting of

TWO FARMHOUSES WITH TWO SETS OF BUILDINGS, having stables of fifteen loose boxes.

A mile gallow. Cottage and men's rooms.

HIGHLY VALUABLE BUILDING LAND in convenient-sized lots, with long frontages to the Leatherhead and Guildford Road, and to the East Horsley Village and Horsley Station Road, along which are Company's water mains. The whole covering an area of about

170 ACRES.

To be offered or SALE by AUCTION, in NINETEEN LOTS, by Messrs.

OSBORN & MERCER,

at an early date (unless previously Sold by Private Treaty). Solicitors, Messrs. FINNIS, DOWNEY, LINNELL & CHESHER, Westminster Bank Chambers, 314, High Road, Chiswick, W. 4; and 5, Clifford Street, London, W. 1. Auctioneers' Offices, as above.

PRELIMINARY ANNOUNCEMENT.

By INSTRUCTIONS from L. BLAKSTAD, Esq.

HEREFORDSHIRE

Half-a-mile from Clifford Station, two miles from Hay and about 20 from HEREFORD.

THE VALUABLE FREEHOLD PROPERTY, known as

"THE PRIORY,"



consisting of an attractive

STONE-BUILT GABLED RESIDENCE, approached by a long carriage drive and occupying a BEAUTIFUL SITUATION over 400ft. up on GRAVEL SOIL. It contains:

Outer and inner halls, four reception, thirteen bedrooms, two b. throoms, servants' rooms and good domestic offices and cellars.

Electric light. Modern sanitation. Good water supply. Telephone.

STABLES for SEVEN, GARAGE, TWO COTTAGES, etc.

FINELY TIMBERED AND SHRUBBED PLEASURE GROUNDS, tennis lawn, partly walled kitchen garden, glasshouses, orchard, etc.; the whole covering about

40 ACRES.

For SALE by PUBLIC AUCTION by Messrs.

OSBORN & MERCER

during the coming season (unless previously Sold by Private Treaty).

Solicitors, Messrs. GRIFFITHS & RUTTER, Hay. Auctioneers' Offices, as above.

DORSET

Close to an important town and station.

POLO AND GOLF ONE MILE DISTANT.



CHARMING HUNTING BOX.

standing nearly 300ft. up with south aspect, and containing

Lounge hall, Electric light, Reception room, Central heating, Two bedrooms, Company's water, Two bathrooms, New drainage.

GOOD STABLES, GARAGE AND TWO COTTAGES. Well laid-out gardens and grounds and excellent paddock.

TEN ACRES.

THE KENNELS OF THE BLACKMORE

PALE ARE WITHIN FOUR MILES.

Recommended from an inspection by the Agents, Messrs. OSBORN & MERCER, as above. (14,558.)

BY INSTRUCTIONS FROM MAJOR S. F. ALDERSON ARCHER.

VACANT POSSESSION.

WILTSHIRE

WELL PLACED IN A HIGHLY FAVOURED HUNTING DISTRICT.

Eight miles from SWINDON, whence London is reached in one-and-a-quarter hours; three miles from HIGHWORTH, four from CRICKLADE, five from FAIRFORD, seven from LECHLADE, and nine from CIRENCESTER.

IN THE PARISHES OF CASTLE EATON, MARSTON MEYSEY AND HANNINGTON.

THE VALUABLE FREEHOLD AGRICULTURAL

CASTLE EATON ESTATE,

embracing some of the

FINEST FEEDING PASTURES

in Wiltshire, including the well-known "Upper and Lower Bowsteads," and highly productive arable land in good heart and condition, comprising

SUPERIOR DAIRY, STOCK AND CORN FARMS

briefly as follows:

MANOR FARM.—Comfortable old farmhouse, extensive buildings, fourteen cottages, and about	ACRES.
LUSHILL FARM.—Modern stone-built Residence, four sets of buildings, eleven cottages, and about	590
MARSTON MEYSEY FARM.—Fine old manor House, ample buildings, three cottages, and about	675
BLACKFORD FARM.—Farmhouse, buildings, two cottages, and about	215
	155

HIGHLY DESIRABLE ACCOMMODATION PASTURELANDS.

THE RED LION INN, CASTLE EATON, AND THE SPOTTED COW, MARSTON MEYSEY.

The whole extending to an area of about

1,715 ACRES.

Intersected and bounded for a considerable distance by the River Thames, and well provided with good roads.

FOR SALE BY PUBLIC AUCTION, IN THIRTEEN LOTS, BY

MESSRS. OSBORN & MERCER, at the "Goddard Arms" Hotel, Swindon, on Monday, June 29th, 1925, at 2.30 p.m. (unless previously disposed of by Private Treaty).

Solicitors, Messrs. KINNEIR & Co., Swindon; Auctioneers' Offices, as above.

By direction of J. H. E. FRANCIS, Esq.

WITH VACANT POSSESSION.

SURREY

About three-and-a-half miles from Reigate and Horley and four-and-a-half from Redhill whence London is reached in 40 minutes.

The ATTRACTIVE FREEHOLD PROPERTY, known as "WOLVERS."



LOT 1 comprises the above

EXCEPTIONALLY WELL-BUILT

RESIDENCE,

containing lounge hall, three reception, billiard, nine bed and dressing rooms, three bathrooms, etc. It stands 200ft. up, faces south, enjoys good views and is approached by a carriage drive with lodge.

Electric light. Central heating.

Company's water. Telephone.

STABLES for two and GARAGE for two.

THE GARDENS AND GROUNDS adorned with ornamental trees and shrubs include tennis lawn for two courts, rose garden, shrubberies, large ornamental pond, etc., partly walled kitchen garden and pastureland, covering in all about

TEN ACRES.

LOT 2 consists of AN EXCELLENT FARMHOUSE, occupying a very pleasant position. AMPLE BUILDINGS, COTTAGE: large partly walled kitchen garden with glasshouse and about

90 ACRES,

divided into convenient sized enclosures with long road frontage, and consisting of seventeen acres of arable, six woodland, and the remainder well-watered PASTURELAND, etc.

For SALE by Public AUCTION by Messrs.

OSBORN & MERCER,

at the London Auction Mart, 155, Queen Victoria Street, E.C., on Monday, June 8th, 1925, at 2.30 p.m. (unless previously Sold by Private Treaty).

Solicitors, Messrs. FORBES & MCLEAN, 8, Queen Street, Cheapside, E.C. 4. Auctioneers' Offices, as above.

HERTFORDSHIRE

In an excellent residential district UNDER AN HOUR OF TOWN.

CHARMING RESIDENTIAL ESTATE

of

200 ACRES.

with a MODERN RESIDENCE standing 400ft. up with fine views. Approached by a carriage drive with lodge at entrance, it contains:

Lounge hall, four reception rooms, billiard room, eighteen bed and dressing rooms, four bathrooms, etc.

ELECTRIC LIGHT. CENTRAL HEATING.

Delightful pleasure grounds, two walled kitchen gardens.

SPLendid STABLES.

HOME FARM.

Two lakes providing good coarse fishing.

Golf near.

Agents, Messrs. OSBORN & MERCER, as above. (14,153.)



CIRENCESTER

XVIIIth CENTURY COTSWOLD HOUSE in perfect order.

Lounge hall, three reception rooms, fourteen bed and dressing rooms, two bathrooms, servants' hall, etc.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.

Stabling and garage accommodation and two cottages.

FINELY TIMBERED GARDENS,

intersected by a trout stream, well-stocked fruit and vegetable garden, glasshouses, etc.

POLO AND GOLF CLOSE BY.

Agents, Messrs. OSBORN & MERCER, as above. (14,603.)



HERTS AND BEDS BORDERS

Within easy reach of several stations and about 35 miles from London.

TO BE SOLD, this

CHARMING COUNTRY RESIDENCE,

approached by a carriage drive, and containing hall, three reception rooms, six bed and dressing rooms, bathroom, etc.

WELL-MATURED GROUNDS OF TWO ACRES.

Stabling for three, garage, etc.

FREEHOLD, £2,000.

WITH POSSESSION.

Agents, Messrs. OSBORN & MERCER, as above. (14,160.)

OSBORN & MERCER, "ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1.

Telephone: Regent 7500.
Telegrams:
"Selaniet, Picoy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., xxiv. and xxv.)

Branches: {
Wimbledon
'Phone
Hampstead
'Phone 227



SUFFOLK

EASY DRIVE OF THE SEA.

FOR SALE,
CHOICE SPORTING AND RESIDENTIAL ESTATE
of about
1,100 ACRES.

Compact within a ring fence and providing really first-rate shooting; nearly 200 acres well-grown woodlands and plantations.

ATTRACTIVE COUNTY HOUSE

of medium size, in first-rate order: hall, four charming reception rooms, including a handsome saloon with oak flooring, boudoir, nine best bed and dressing rooms, two bathrooms, day and night nurseries, four maids' and two men's rooms, and complete offices.

ELECTRIC LIGHT.

CENTRAL HEATING.

GOOD WATER.

STABLING.

GARAGE.

AMPLE COTTAGES.

FIVE FARMS.

Improprate tithes, Manors, etc.

Full particulars of the Sole Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

20 MILES NORTH OF LONDON

FOR SALE,

CHARMING OLD GEORGIAN HOUSE IN A LOVELY PARK.

THE RESIDENCE has just been entirely remodelled and brought up to date with exquisite taste. It contains hall, four beautifully proportioned reception rooms, sixteen bed and dressing rooms, ante-room, four bathrooms.

ELECTRIC LIGHT.
STABLING.

TELEPHONE.
GARAGE.

CENTRAL HEATING, ETC.
LODGE.

COTTAGES.

THE GARDENS AND GROUNDS

ARE OF A CHARMING BUT SIMPLE CHARACTER AND ARE SURROUNDED BY THE

GRAND OLD PARKLANDS OF ABOUT

100 ACRES.

WOULD BE DIVIDED.

Strongly recommended by the Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

HERTFORDSHIRE

Just over a mile from station; golf course within easy reach.



The very attractive and compact

FREEHOLD RESIDENTIAL PROPERTY,

"WARE HILL."

on the outskirts of the quaint little village of St. Amwell, near Ware, in charming position, 200ft. up and commanding far-reaching views. The old-fashioned House lies well away from the main road and contains entrance and lounge halls, dining and drawing rooms, billiard room, conservatory, library, two staircases, fourteen bedrooms, three bathrooms, servants' accommodation and domestic offices.

CENTRAL HEATING.

GAS AND WATER.

ELECTRIC LIGHT.

Two cottages, two garages, stabling, glasshouses; lovely pleasure grounds, paddock and parkland; in all about

NINE ACRES.

WITH VACANT POSSESSION.

To be SOLD by AUCTION (in conjunction with Messrs. MUIR, BIGGE & Co.), at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 23rd, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. SANDERSON, LEE & Co., 7, Moorgate, E.C. 2.

Particulars from the Auctioneers, Messrs. MUIR, BIGGE & Co., 39, Albemarle Street, W. 1; and HAMPTON & SONS, 20, St. James' Square, S.W. 1.

BERKS

In the midst of the pine and heather; close to station; adjoining and overlooking golf course.

The very Attractive and Compact

FREEHOLD RESIDENCE,

"EDGCUMBE,"

WELLINGTON COLLEGE.

Beautiful position 280ft. up with delightful views.

PICTURESQUE MODERN HOUSE, containing lounge and inner halls, three reception rooms, two staircases, nine family bed and dressing rooms, two bathrooms, domestic offices with servants' accommodation; Company's water, central heating, own electric light, telephone; two cottages, stabling, garage, etc.; charming pleasure grounds and woodland; in all nearly

TWELVE ACRES.

Also (immediately adjoining),

A VALUABLE FREEHOLD BUILDING ESTATE of over 42 ACRES,

Affording many lovely woodland sites. With vacant possession.



To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 30th, at 2.30 p.m. (unless previously Sold). IN ONE OR TWO LOTS. Solicitors, Messrs. MACKRELL, MATON, GODLEE & QUINCEY, 21, Cannon Street, E.C. 4. Particulars from the Auctioneers, HAMPTON & SONS, 20, St. James' Square, S.W. 1.

Offices: 20, ST. JAMES' SQUARE, S.W. 1.

Telephone :
Mayfair 4846 (2 lines).
Telegrams :
"Giddy, Wesdo, London."

GIDDY & GIDDY

LONDON. WINCHESTER.

Telephone :
Winchester 394.

EASTCOTE, NEAR PINNER

ON THE OUTSKIRTS OF THIS QUIANT AND RURAL OLD-WORLD VILLAGE; HALF-A-MILE FROM THE STATION, 25 MINUTES' RAIL.



THE REMARKABLY CHOICE OLD-FASHIONED RESIDENCE known as "FIELD-END," part dating back 400 years, with modern additions in perfect keeping; full of old oak beams and rafters. Contains lounge, four reception and FULL-SIZED BILLIARD rooms, eight bed and dressing and two bathrooms.

Electric light, gas, central heating, main drainage and telephone.

Garage and living rooms, eight cottages, bungalow, etc.

Remarkably pretty gardens and grounds of about

FOUR ACRES,

with tennis lawn, orchard, kitchen garden, etc.

For SALE by Private Treaty or by AUCTION at an early date.

Full particulars of GIDDY and GIDDY, 39A, Maddox Street, W. 1.



TIGBOURNE COURT, WITLEY

IN THE MIDST OF THE GLORIOUS COUNTRY BETWEEN GODALMING AND HINDHEAD. A FEW MINUTES' WALK FROM WITLEY STATION.

THIS UNIQUE AND BEAUTIFULLY APPOINTED RESIDENCE.



FROM THE ORCHARD.

A typical specimen of English domestic architecture, designed by Sir Edwin Lutyens and regarded by connoisseurs as being one of the finest examples of his work. It was built some 30 years ago of Bargate stone, stands high, and all the principal rooms have south aspect. It contains lounge hall, billiard room, three reception rooms, twelve bed and dressing rooms, two bathrooms, servants' hall, etc.; central heating, Co.'s water, telephone.

Stabling, garage, capital cottage. Squash racquet court.

WONDERFUL GARDENS AND GROUNDS,

considered some of the most beautiful in the county, with wide-spreading lawns for tennis and croquet, beautiful avenues of cypress, topiary work, stone-flagged terraces, arbours and pergolas; kitchen and fruit gardens, copse, etc.; in all nearly

FIVE ACRES.

For SALE by Private Treaty, at a very moderate price, or by AUCTION in July next.

Full particulars of the Sole Agents, GIDDY & GIDDY, 39A, Maddox Street, W. 1.



THE LOWER SOUTH WALK.

KENT

EASY REACH OF TUNBRIDGE WELLS: IN THE MIDST OF VERY PRETTY COUNTRY.



TO BE SOLD,

DELIGHTFUL SMALL RESIDENTIAL PROPERTY

of about

20 ACRES,

with this attractive COUNTRY HOUSE, occupying charming position on a southern slope, with fine views. Contains

Lounge hall, fine billiard room, three reception rooms, twelve bed and dressing rooms, three bathrooms, good offices.

Central heating, electric light, telephone. Stabling, garage, three cottages, farmery. BEAUTIFUL PLEASURE GROUNDS, adorned by fine forest and specimen trees and shrubs, terraces, wooded slopes, kitchen gardens, orchard, glasshouses, etc.

Full particulars of the Agents, Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1.



SURREY (in a favourite residential district).—To be SOLD, this picturesque HOUSE, occupying a delightful situation; three reception, six bedrooms, bath; good offices; garages; Co.'s gas and water; nicely laid-out grounds, tennis lawn, etc.; about one acre.

Near county club.

Agents, GIDDY & GIDDY, 39A, Maddox Street, W. 1.

MESSRS. PERKS & LANNING

'Phone :
Grosvenor 1626.

LAND AND ESTATE AGENTS,

37, Clarges Street, Piccadilly, W. 1, and 32, High Street, Watford.

'Phone :
Watford 688.

Established 1886.



FOURTEEN MILES LONDON.

£120 PER ANNUM (MIGHT BE SOLD).—The above charming old HOUSE; six bed, two bath, three reception, billiard, two staircases; central heating, electric light, etc.; three acres; gardener's cottage, long carriage drive. Moderate premium.

£25 PER ACRE is price required for excellent MIXED AND DAIRY FARM in BUCKS; all in ring fence. Three houses and excellent buildings included; electric light, central heating.

HARPENDEN.—Good HOUSE; twelve bed, two bath, four reception, billiard; central heating, etc. Price just reduced.

£1,600 for charming old Elizabethan COTTAGE on Bucks-Oxon borders; five bed, bath, two reception, charming grounds; cottage if required.

BALCOMBE FOREST (Sussex; 450ft. up).—Modern Freehold HOUSE with four acres; eight beds; all conveniences. To be SOLD with possession in June.

WINCHESTER (near).—Quaint old thatched COTTAGE RESIDENCE of eight rooms with about ten acres. For SALE at £1,450, Freehold.

SALISBURY (near).—On the hills, with extensive views.—Four reception, eleven beds, bath, and all conveniences. For SALE with about six acres and two cottages. £2,800.



DELIGHTFUL OLD-WORLD TUDOR MANOR HOUSE, entirely redecorated and restored, only 45 minutes' town on Hertfordshire heights; old oak beams, etc.; six bed and dressing, bath, two reception, panelled lounge hall, ample attic space; cottage, garage; Co.'s water, main drainage; secluded and charming grounds. To be SOLD.

LAND AND
ESTATE AGENTS.

Telephone 21.

ESTABLISHED 1812.

GUDGEON & SONS

WINCHESTER

AUCTIONEERS
AND VALUERS.

Telegrams: "Gudgeons."

HAMPSHIRE

TO BE LET,
UNFURNISHED.

THIS DELIGHTFUL OLD RESIDENCE, sumptuously appointed throughout with every conceivable modern requirement, and decorated in a perfectly first-class manner.

FOUR RECEPTION ROOMS AND GUNROOM.
TEN BED AND DRESSING ROOMS.
TWO BATHROOMS.
COMPLETE DOMESTIC OFFICES.
SERVANTS' HALL.

ELECTRIC LIGHT. CENTRAL HEATING.
TELEPHONE. INDEPENDENT BOILER.



Long carriage drive through miniature PARK of about 30 acres, grandly timbered with cedar, oak, Scotch fir, etc.

CAPITAL HOMESTEAD.

TWO COTTAGES.

Ample stabling and garage.

ENCHANTING PLEASURE GROUNDS, two tennis courts, flower garden, etc.

The RESIDENCE faces south and enjoys good views. Total area of Property about

40 ACRES.

For rent and terms apply to GUDGEON & SONS, Winchester.

ESTATE OFFICES,
RUGBY.
132, HIGH STREET,
OXFORD.

JAMES STYLES & WHITLOCK

LONDON, RUGBY, OXFORD AND BIRMINGHAM.

44, ST. JAMES' PLACE,
LONDON, S.W. 1.
18, BENNETT'S HILL,
BIRMINGHAM.

GLOUCESTERSHIRE

ON A WESTERN SPUR OF THE COTSWOLDS.

Within four miles of Gloucester with excellent travelling facilities for London, the North and Midlands (via the M. & S. Ry.) and the West and South-west of England.



THE BOWDEN HALL ESTATE, including the Queen Anne Residence occupying a delightful situation, 300ft. above sea level with south aspect, in charming open country. It is in first-rate order and contains a spacious central hall, four reception rooms, billiard room, some sixteen bed and dressing rooms, nurseries, several bathrooms, etc.; every convenience is installed including ELECTRIC LIGHT, CENTRAL HEATING, AND INDEPENDENT HOT WATER SERVICE.

THE GROUNDS involve a most moderate upkeep and include some beautiful old lawns, sloping to lake, two tennis lawns, rose gardens and shrubberies; kitchen garden with glasshouses, etc.; a well-timbered small park.
EXCELLENT GARAGE, STABLING AND COTTAGES. Included in the Sale are
THE HOME FARM ... 150 acres.
ABBOTSFIELD FARM ... 135 acres.
Several small holdings, valuable building plots and a number of cottages.

To be offered for SALE by AUCTION in 58 Lots, at Bell Hotel, Gloucester, on Saturday, June 13th next. Particulars of the Auctioneers, Messrs. BRITON KNOWLES & CO., Albion Chambers, King Street, Gloucester, and Messrs. JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1.

CIRENCESTER

EXCEPTIONALLY WELL SITUATED FOR HUNTING AND POLO.



Particulars of Messrs. JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; Oxford and Rugby.

THE MODERATE-SIZED RESIDENTIAL PROPERTY known as "STRATTON HOUSE," comprising the STONE-BUILT GEORGIAN RESIDENCE, containing four reception rooms, some fifteen bed and dressing rooms, five bathrooms, etc. It is most conveniently arranged and fitted with every modern convenience, including ELECTRIC LIGHT, WATER AND GAS FROM MAIN SUPPLIES, AND IS CENTRALLY HEATED.

THE GROUNDS are well timbered and include lawns for tennis and croquet, kitchen garden, paddocks and farmlands, together with ample cottages. Total

ABOUT 50 ACRES.

which would be divided to suit a purchaser.

The House is admirably situated for hunting with three packs of hounds and also for polo.

FOR SALE BY PRIVATE TREATY.

KENT

ONE-AND-A-HALF MILES FROM MAIN LINE STATION.

GENUINE ELIZABETHAN COTTAGE RESIDENCE, with 68½ ACRES, forming a highly attractive small farm for gentleman's occupation. The House contains quantity of fine old oak and other interesting features, three reception, six bedrooms, bathroom, etc.

MAIN WATER. MODERN DRAINAGE. WIRED FOR ELECTRIC LIGHT. Pretty gardens and grounds, two orchards. Also superior FARMHOUSE and fine range of buildings. The land is mostly sound grassland with about six-and-a-half acres woodland.

PRICE £4,250 FREEHOLD.

Full details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 4019.)



PRELIMINARY ANNOUNCEMENT.

LEICESTERSHIRE.

HALF-A-MILE MARKET HARBOROUGH, FIFTEEN MILES LEICESTER.

THE HILL, MARKET HARBOROUGH.
A MODERN COUNTRY RESIDENCE, finely built of grey stone and equipped throughout regardless of expense. The accommodation affords vestibule, three reception rooms, central hall, ten bedrooms, two bathrooms and well-planned domestic offices. CENTRAL HEATING, COMPANY'S WATER AND GAS LAID ON.

Excellent garage. Stabling and outbuildings. DELIGHTFUL PLEASURE GROUNDS with tennis and croquet lawns, old English rose garden, etc., kitchen garden, orchard, paddock; also valuable pastures; in all

ABOUT SEVENTEEN ACRES.

For SALE by AUCTION on Thursday, June 11th, at the Bell Hotel, Leicester (unless previously disposed of). Solicitors, Messrs. WATKIN, JEFFRIES, BURGESS and WATER, High Street, Market Harborough. Auctioneers, Messrs. JAMES STYLES & WHITLOCK, Estate Offices, Rugby, London, Oxford and Birmingham.

SOUTH DEVON. DARTMOOR DISTRICT.

In one of the most delightful parts of the county in a first-rate sporting district.

A HIGHLY ATTRACTIVE SMALL SPORTING PROPERTY, including a moderate-sized Residence containing some ten bed and dressing rooms, fitted with all modern conveniences, including ELECTRIC LIGHT.

The land comprises about 100 acres, and includes some good TROUT FISHING, with SALMON FISHING obtainable in the vicinity.

Details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1, who have inspected. (L 4012.)

SOUTH NORTHAMPTONSHIRE.

NEAR TO THE WARWICK BORDERS.

A SMALL RESIDENTIAL ESTATE OF NEARLY 400 ACRES, or with less land as required.

THE FINE OLD GEORGIAN HOUSE is part stone and part brick, stands in a well-timbered park with lodge entrance and contains three reception rooms, some fourteen bed and dressing rooms and good offices. There are EXCELLENT HUNTING STABLES with ample loose boxes. There are two farms now let, and which could be included or not as desired.

Details of JAMES STYLES & WHITLOCK, Estate Offices, Rugby, London and Oxford. (L 3540.)

IN THE HEART OF THE BIGGEST HUNT.

A MOST ATTRACTIVE STONE-BUILT RESIDENCE, very conveniently situated within one-and-a-half miles of station, whence London can be reached in one-and-a-quarter hours. Three reception rooms, central hall, nine bed and dressing rooms, bathroom; all the principal rooms face south; CENTRAL HEATING, ELECTRIC LIGHT, ETC. Stabling, garage. Thoroughly matured gardens and grounds, tennis lawn, kitchen garden, paddock, etc.; in all about THREE-AND-THREE-QUARTER ACRES.

PRICE £3,500.

Full details of JAMES STYLES & WHITLOCK, 132, High Street, Oxford, London and Rugby. (L 3908.)

NEAR TO THE KENNELS OF THE WARWICKSHIRE HUNT.

One of the most complete Residential Properties in the district.

THE FAULTLESSLY EQUIPPED MODERN RESIDENCE occupies a beautiful position on high ground with extensive views and contains three reception, ten bed and dressing rooms, fitted with lavatory basins (h. and c.), four bathrooms and complete offices. CENTRAL HEATING. ELECTRIC LIGHT.

Excellent hunting stables, farmery, modern cottage, and enclosures of rich feeding pastureland; comprising in all ABOUT 50 ACRES.

FOR SALE AT A MODERATE PRICE.

Particulars of JAMES STYLES & WHITLOCK, Estate Offices, Rugby; 44, St. James' Place, S.W. 1. (L 3906.)

JAMES STYLES & WHITLOCK, 44, ST. JAMES' PLACE, LONDON, S.W. 1; RUGBY AND OXFORD.

Telephone:
Grosvenor 1400 (2 lines.)

CURTIS & HENSON

LONDON.

Telegrams:
"Submit, London."

ONE-AND-A-HALF HOURS' RAIL FROM TOWN. EASY ACCESS OF COAST



"SISSINGHURST GRANGE"

SISSINGHURST.

Three-and-a-half miles from the main line at Staplehurst, two-and-a-half miles from Cranbrook.

A CHARMING OLD-WORLD RESIDENCE, occupying a very pleasant situation, facing south, approached by a carriage drive with lodge, and containing OAK-PANELLED LOUNGE, a charming apartment 41ft. by 22ft., three reception rooms, billiard room, very fine oak staircase, ten principal bedrooms, six servants' rooms, servants' hall, housekeeper's room, etc.

ELECTRIC LIGHT THROUGHOUT.
CENTRAL HEATING. TELEPHONE. CO.'S WATER.
THREE GARAGES. STABLING.
PAIR OF COTTAGES.

THE GARDENS are beautifully matured and have some choice timber; they include some very fine clipped yew hedges, two tennis lawns, dovecote, rock and rose gardens, walled kitchen garden, range of glass, park, pastures; in all

28 ACRES.

FREHOLD.

IF NOT SOLD PRIVATELY, WILL BE OFFERED BY AUCTION ON JULY 7TH.

Solicitors, Messrs. DAWSON & CO., 2, New Square, Lincoln's Inn, W.C. 2.

Auctioneers, Messrs. DENYER & CO., Tunbridge Wells; and Messrs. CURTIS & HENSON, 5, Mount Street, W. 1.

BY DIRECTION OF LORD ACTON'S TRUSTEES.

ALDENHAM PARK, SHROPSHIRE

BETWEEN MUCH WENLOCK AND BRIDGNORTH, IN THE HEART OF THE "WHEATLAND" COUNTRY.

THE HANDSOME STONE-BUILT MANSION WAS ERECTED IN THE YEAR 1697

BY SIR EDWARD ACTON, BART., AND IS THE ORIGINAL HOME OF THE FAMOUS ALDENHAM LIBRARY.

BEAUTIFULLY
PLACED IN A
PARK
OF NEARLY
200 ACRES

UNDULATING AND
FINELY TIMBERED,

and intersected by

A MAGNIFICENT
AVENUE

HALF-A-MILE IN
LENGTH.



EXCELLENT
SHOOTING

over

3,000 ACRES,

with well-arranged coverts.

TROUT FISHING
FOR TWO MILES.

HUNTING
WITH THREE PACKS.

LAKE IN PARK
AFFORDING BOATING.

THE RESIDENCE makes a very comfortable Home, with the following accommodation: LOUNGE HALL, SMALL AND LARGE DRAWING ROOMS WITH POLISHED FLOORS, PANELLED DINING ROOM WITH GRINLING GIBBONS CARVINGS, STUDY, AND THE FAMOUS LIBRARY; A GROUND FLOOR BEDROOM SUITE, A FINE OLD STAIRCASE, FOURTEEN BEST BED AND DRESSING ROOMS, TEN SERVANTS' BEDROOMS, FIVE BATHROOMS, ETC.

ELECTRIC LIGHT. TELEPHONE. HEATING. EXCELLENT WATER SUPPLY BY GRAVITATION.
DELIGHTFUL GARDENS, very inexpensive to maintain; two tennis courts, old walled kitchen garden of TWO ACRES, old Italian flower garden, orchard.

TO BE LET, FURNISHED OR UNFURNISHED, FOR A TERM OF YEARS.

Solicitors, Messrs. HUNTERS, 9, New Square, Lincoln's Inn, W.C.

Agents, Messrs. CURTIS & HENSON, 5, Mount Street, London, W. 1.

PENSHURST AND SEVENOAKS DISTRICT. 45 MINUTES' RAIL

"WIZELS," HILDENBOROUGH

One mile from main line station with excellent express train service.

DIGNIFIED GEORGIAN RESIDENCE, BEAUTIFULLY PLACED IN FINELY TIMBERED PARK, approached by long drive with lodge.

FOUR RECEPTION, FIFTEEN BEDROOMS,
TWO BATHROOMS.

ELECTRIC LIGHT. CENTRAL HEATING.
TELEPHONE.

UNFAILING WATER SUPPLY. MODERN DRAINAGE.

Garage and rooms, stabling, HOME FARM, chauffeur's house, four cottages.

DELIGHTFUL PLEASURE GROUNDS, tennis, croquet, bowling and tea lawns, fine walled kitchen garden, apple plantation, glasshouses, well-timbered park and woodlands; in all

ABOUT 140 ACRES.

NEAR GOLF. HUNTING AND SHOOTING.

FOR IMMEDIATE SALE.

If not Sold Privately, will be offered by AUCTION on June 15th, at the London Auction Mart, Queen Victoria Street, E.C.

Solicitors, Messrs. DRUCES & ATTLEE, 10, Billiter Square, E.C.

Auctioneers, CURTIS & HENSON, 5, Mount Street, W. 1.



Telephone Nos.
Grosvenor 1553, 1554.

GEORGE TROLLOPE & SONS

25, MOUNT STREET, GROSVENOR SQUARE, W.1.

And at
Hobart Place, Eaton Sq.,
West Halkin St., Belgrave Sq.,
45, Parliament St.,
Westminster, S.W.1.

FORTHCOMING AUCTIONS AT THE LONDON AUCTION MART, E.C.4

PRELIMINARY ANNOUNCEMENT.

HANTS AND SURREY BORDERS



In a notoriously beautiful spot, 500ft. up, amidst the hills between Churt and Headley; two miles from excellent golf links. Delightful

RESIDENTIAL PROPERTY

with fine modern House, commanding gorgeous views, containing lounge hall, three reception rooms, very fine billiards and music room with polished oak floor, excellent offices, ten bedrooms, two bathrooms, etc.; electric light, central heating, excellent water, modern drainage. Delightful gardens with terraces, open-air swimming bath, rose gardens, rock walling, woods and meadows intersected by TROUT-STOCKED LAKES. Stabling, garage, several cottages, mill house, etc.; in all about

59 ACRES.

TO BE SOLD BY PRIVATE TREATY.
If not so Sold, then by AUCTION during the summer.—Particulars and photographs may be had of GEORGE TROLLOPE and SONS, 25, Mount Street, London, W.1.

AN UNIQUE AND AN UNUSUAL OPPORTUNITY FOR A GENTLEMAN FARMER.

26 MILES FROM LONDON



Amidst the Kentish Hills, within a short drive of Edenbridge and Sevenoaks.

MODEL FARM, with beautiful old black and white Elizabethan House, 500ft. up, in perfect order. Oak-beamed lounge hall, oak-panelled dining room, morning and drawing rooms, excellent offices, eleven bedrooms, three bathrooms.

Electric light and telephone.

EXQUISITE OLD-WORLD GARDENS.

Garage, stabling, model farmbuildings for pedigree stock and six cottages; first-class pastures, well placed woods; in all about

480 ACRES.

For its size providing quite a good sporting shoot.

Illustrated brochure and particulars may be obtained of the Sole Agents, GEORGE TROLLOPE & SONS, 25, Mount Street, London, W.1.

EXCEPTIONALLY FINE SHOOT.

WEST COUNTRY

Magnificently situated in the centre of the estate, THE MANSION includes billiard and fine suite of reception rooms with about twelve principal bedrooms and adequate domestic accommodation.

CHARMING PLEASURE GROUNDS,

well-timbered park, capital farms, well let, having an area of upwards of

1,200 ACRES.

Can be purchased to pay 6 PER CENT.—Full details from GEORGE TROLLOPE & SONS, as above. (7689.)

SUSSEX

TO LET, FURNISHED, FOR THE SUMMER,

DELIGHTFUL OLD-FASHIONED HOUSE,

on high ground in charming gardens and parklands.

Fourteen bed, four bath, fine suite of panelled reception rooms. All modern conveniences.

ELECTRIC LIGHT. TELEPHONE, ETC.

Garages and stabling.

IN PERFECT ORDER.

Orders to view of Sole Agents, GEORGE TROLLOPE and SONS, 25, Mount Street, W.1. (C 2706.)

By direction of the Earl of Sefton.

"HILLSIDE," NEWMARKET

Uninterrupted view of Warren Hill Training Grounds.

FREEHOLD RESIDENCE,

Containing:
Lounge hall, four reception rooms, usual offices, thirteen bedrooms, bathroom.
Company's gas and water. Electric light available.
Range of stable buildings, garden and paddock; in all about

TWO ACRES.

To be SOLD by AUCTION (as a whole or in two Lots), at the London Auction Mart, E.C.4, on WEDNESDAY NEXT.

Particulars may be obtained of O. E. GRIFFITHS, Esq., Rothsay House, Newmarket; and from GEORGE TROLLOPE and SONS, 25, Mount Street, London, W.1.

SOMERSET AND DORSET BORDERS



In a fine residential and sporting district, where HUNTING, SHOOTING, FISHING AND GOLF are all available.

THE RESIDENCE, stone-built and in capital order, is approached by drive, and contains hall, three reception, bath, thirteen bed and dressing rooms and usual offices.

Stabling, Garage, Four cottages.

ELECTRIC LIGHT.

Excellent water by gravitation.

LOVELY PLEASURE GROUNDS.

Fruit and vegetable garden, orchard and parklands; altogether nearly

50 ACRES.

ONLY £6,000, FREEHOLD.—Full details from GEO. TROLLOPE & SONS, 25, Mount Street, W.1. (7504.)

A YACHTSMAN'S PARADISE.

CORNISH COAST

NEAR FALMOUTH AND PENRYN.

DELIGHTFUL OLD-FASHIONED HOUSE.

Overlooking and running down to the Garrick Roads. Lounge hall, four reception rooms, eleven bed and dressing rooms, bathroom, good offices.

ELECTRIC LIGHT.

Stabling, garages, cottages; pleasure grounds and kitchen garden.

Two bathhouses and slipway with good yacht anchorage.

TO BE LET FURNISHED FOR A YEAR.

Terms and particulars of GEORGE TROLLOPE & SONS, 25, Mount Street, W.1, who have inspected the property.

BEAUTIFUL POSITION ADJOINING COMMON.



HANTS AND BERKS BORDERS

Approached by drive from quiet parish road, the House is on high ground and commands lovely views over a wide area. It contains outer and inner halls, four reception, two bath, thirteen bed and dressing rooms, with usual offices.

Other buildings are: Stabling, garage, two cottages and useful sheds.

The gardens include tennis and other lawns, flower and rose beds, fruit and vegetable ground; with heath and woodland the area is over

TWELVE ACRES.

Church, shops and motor 'bus route a few minutes' walk. HUNTING. TROUT FISHING. GOLF.

For SALE.—Full details from Sole Agents, GEORGE TROLLOPE & SONS, 25, Mount Street, W.1. (A 3061.)

By direction of the Exors. of the late C. W. Earle, Esq.
WOODLANDS, COBHAM, SURREY



UNUSUALLY PICTURESQUE COUNTRY HOUSE in a delightful position.

Seated amidst a very beautiful garden.

Outer, inner and lounge hall, three reception rooms, billiard room, excellent offices, two staircases, twelve bedrooms, bathroom.

COMPANY'S GAS AND WATER LAID ON.

Picturesque farmery, excellent grass orchard and four-roomed cottage; the gardens contain a fine collection of flowering trees and shrubs, tennis court, walled fruit garden, and a nicely timbered paddock; in all nearly

THIRTEEN ACRES.

To be SOLD by AUCTION on Wednesday, June 10th (unless Sold Privately in the meantime).

Particulars of GEORGE TROLLOPE & SONS, 25, Mount Street, London, W.1.

SUSSEX

IN A DELIGHTFULLY WOODED DISTRICT.



£6,250.

CHARMING OLD-WORLD HOUSE,

containing a wealth of massive oak beams and timbering, open fireplaces and specimen staircase.

On high ground facing south; sandstone subsoil.

Seven bed, two baths, square hall, two reception rooms, modern offices.

ELECTRIC LIGHT, RADIATORS.

INDEPENDENT HOT WATER SUPPLY.

Garage. Cottage.

Walled gardens, tennis lawn, excellent kitchen gardens, etc., woodland.

20 ACRES IN ALL (with less land if desired).

Personally inspected and recommended by GEO. TROLLOPE & SONS, 25, Mount Street, W.1. (C 2680.)

WARWICK AND NORTHANTS BORDERS

Within a drive of Rugby.

CHOICE RESIDENTIAL ESTATE OF 1,000 ACRES.

IMPOSING STONE-BUILT MANSION in first-class order, containing 25 bedrooms, eight baths, and a lovely suite of reception rooms, seated amidst beautiful gardens and surrounded by a

GRANDLY TIMBERED PARK.

Extensive stabling, cottages, home and other farms. Central heating. Electric light. New drainage.

HUNTING AND POLO.

For SALE, at a very moderate price.—Recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, London, W.1. (6681.)

SMALL PLEASURE FARM.

30 MILES FROM TOWN

£3,400 (KENT, near an old market town).—Roomy HOUSE, with modern conveniences, well away from road.

Five bed, bath, lounge hall, two sitting rooms.

COMPANY'S WATER. BUILDINGS. GARAGE.

SIXTEEN ACRES,

including large orchard.

Personally inspected and recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W.1. (A 2147.)

Telegrams :
"Wood, Agents (Audley),
London."

JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

Telephone :
Grosvenor 2130
" 2131

HERTFORDSHIRE, ONLY SIXTEEN MILES FROM LONDON

Three-quarters of an hour by motor, two-and-a-half miles from main line station, and close to well-known eighteen-hole golf course.

THE EXCEPTIONALLY WELL-BUILT, NICELY PLANNED, AND BEAUTIFULLY FITTED AND EQUIPPED QUEEN ANNE STYLE RESIDENCE.

ON TWO FLOORS, IN FINELY TIMBERED PARKLANDS. In perfect order, every labour-saving device installed, and containing panelled lounge, billiard, and three reception rooms, sixteen to eighteen bed and dressing rooms, six luxurious bathrooms (three beautifully equipped suites), linen and wardrobe rooms, complete offices, etc.

National telephone with extensions, electric light, central heating, Company's water, main drainage. 460FT. UP on gravel soil with S.E. aspect.

SQUASH RACQUET COURT, LIGHTED BY ELECTRICITY.

Garages. Stabling. Home farm. Bailiff's house. Five cottages.

Attractive gardens and grounds, with croquet and tennis courts, etc.

Hunting and rough shooting.

THE WHOLE PROPERTY EXTENDS TO ABOUT 118 ACRES.

Inspected and strongly recommended by the Agents, Messrs. JOHN D. WOOD & Co., 6, Mount Street, W. 1, from whom further particulars and orders to view may be obtained. (V 40,643.)



HEREFORDSHIRE

(NEAR COUNTY TOWN AND STATION).

THIS FINE OLD GEORGIAN RED BRICK RESIDENCE, standing in centre of beautiful park

200 ACRES,

AND SURROUNDING ESTATE OF

5,000 ACRES.

Eighteen principal bed and dressing rooms, five bathrooms, six reception rooms, good halls, and offices.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.

CHARMING OLD PERIOD GROUNDS.

COTTAGES, ETC.

TO BE LET, FURNISHED.

Strongly recommended by Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (7676.)



SOUTHERN SLOPE OF THE CHILTERN

Within two-and-a-half miles main line station; about 35 minutes from Town.

BEAUTIFUL OLD RED BRICK AND FLINT RESIDENCE, standing in about

100 ACRES,

with lovely hanging woodlands and beautiful views up and down the valley; seven bed, two bath, and three reception rooms (one measuring 33ft. by 24ft., and panelled in Jacobean oak).

EN-TOUT-CAS TENNIS COURT.

Stabling, garage, cottage, old farmhouse, model farmery, and dairy.

ELECTRIC LIGHT. TELEPHONE. UNLIMITED WATER SUPPLY. MODERN DRAINAGE.

Lovely terraced garden with crazy paving and lily ponds, tennis lawn, orchard, and productive kitchen garden.

THE WHOLE PROPERTY IS IN SPLENDID ORDER.

Inspected and strongly recommended by Messrs. JOHN D. WOOD & Co., 6, Mount Street, W. 1. (40,416.)



IN A PRETTY WORCESTERSHIRE VILLAGE

THREE MILES FROM LARGE MARKET TOWN.

THIS

WILLIAM AND MARY MANOR HOUSE,

containing

THIRTEEN BED, FOUR RECEPTION ROOMS.

PETROL GAS. CENTRAL HEATING. FOUR COTTAGES. FARMERY.

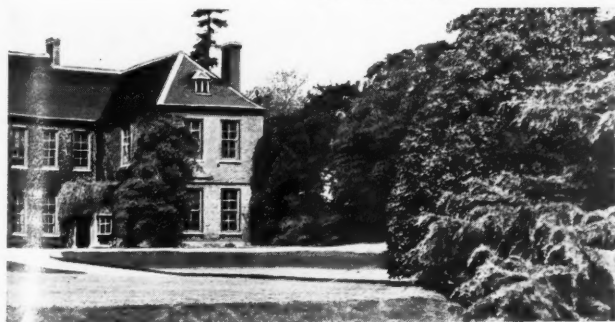
FOR SALE, WITH 21, 82 OR MORE ACRES,

AT A REASONABLE PRICE.

TWO MILES OF COARSE FISHING.

HUNTING. BOATING.

Personally inspected and recommended by Messrs. JOHN D. WOOD & Co., 6, Mount Street, Grosvenor Square, London, W. 1. (71,458.)



IN THE FAVOURITE NEWBURY DISTRICT

SITUATED 'MIDST CHARMING SCENERY WITH GOOD VIEWS.

PRETTY WOODED TERRACED GROUNDS.

FOUR RECEPTION. NINE BED. TWO BATHROOMS.

ELECTRIC LIGHT.

FARMERY. THREE COTTAGES.

30 ACRES (OR LESS).

FOR SALE,

OR TO LET, FURNISHED, FOR SUMMER.

Inspected and recommended by Messrs. JOHN D. WOOD & Co., 6, Mount Street, Grosvenor Square, London, W. 1. (61,006.)



JOHN D. WOOD & CO., 6, MOUNT STREET, LONDON, W.1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

DERBYSHIRE

Near Hathersage Station and ten miles from Sheffield.

THE FREEHOLD RESIDENTIAL AND SPORTING PROPERTY, **BROOKFIELD MANOR, INCLUDING**



A STONE-BUILT RESIDENCE, occupying a sheltered position about 600ft. above sea level, and containing hall, three reception rooms, billiard room, eighteen bed and dressing rooms, three bathrooms, and ample staff quarters.

ELECTRIC LIGHT. GOOD WATER SUPPLY.

Garage for two cars. Stabling for seven horses. Chauffeur's and keeper's cottage.

BEAUTIFUL PARK-LIKE ENCLOSURES, extending to about 49 acres, suitable for the erection of superior class residence.

A SPORTING GROUSE MOOR OF ABOUT 964 ACRES, well known for its sporting capabilities and which forms one of the best moors in Derbyshire.

POSSESSION OF THE RESIDENCE AND ABOUT 184 ACRES can be obtained on June 1st, 1925.

PRICES (subject to Contracts): The Residence (with Furniture and Fixtures), grounds, garage, two cottages, with about 184 acres, £8,000; or the Residence with about 135 acres, £4,800. 49 acres of beautiful Parkland, £3,500. The Grouse Moor, £7,000.

A Lease of the Property might also be entertained.

Agents, Messrs. FOWLER, SANDFORD & POTTER, 8, St. James' Street, Sheffield; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1.

TO CLOSE AN ESTATE.

SOUTH DEVON

Three-and-a-half miles from the Coast, six miles from Dartmouth and Kingswear.

TO BE SOLD,

A RESIDENTIAL AND AGRICULTURAL PROPERTY, WITH MODERN RESIDENCE IN MINIATURE PARK,

300ft. above sea level, with south aspect.

SIX RECEPTION ROOMS, FIFTEEN BEDROOMS, FOUR BATHROOMS, AND OFFICES.

Electric light, water and drainage.

MATURED GROUNDS, GARDENS AND WOODLANDS.

Farmhouse. Cottage.

TROUT FISHING, BOATING, HUNTING, SHOOTING.

PRICE, FREEHOLD, 216 ACRES, £8,500.

OR WITH 71 ACRES, £6,000.

OR WITH 45 ACRES, £5,000.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (6022A.)



WORCESTERSHIRE

AND HEREFORDSHIRE BORDERS.

350ft. above sea, enjoying extensive views to the MALVERN HILLS.

TO BE SOLD,

A FREEHOLD RESIDENTIAL ESTATE,

WITH A WELL-BUILT RESIDENCE of red brick, with mullioned windows and tiled roof.

The approach is along an avenue drive with lodge at entrance, and the accommodation includes lounge hall, three reception rooms, billiard room, fifteen bed and dressing rooms, two bathrooms, and offices.

ELECTRIC LIGHT. CENTRAL HEATING. STABLING. GARAGE.

DELIGHTFUL GARDENS.

Stone-slatted and grass walks, rose garden, tennis court, vinery, two orchards, and kitchen garden; useful farmbuilding. Also

THE RIDDINGS FARM.

AMPLE BUILDINGS, COTTAGE, ETC.

In all about

281 ACRES.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,716.)



BIRMINGHAM (WITHIN EASY REACH OF)

FOR SALE BY PRIVATE TREATY.

FREEHOLD RESIDENTIAL PROPERTY,

including a

MODERN GABLED RESIDENCE,

standing on an eminence 100ft. above the Severn, facing south, and commanding magnificent views of the Severn Valley. Approached by two carriage drives.

Lounge hall, three reception rooms, fifteen bed and dressing rooms, three bathrooms. *All modern conveniences; stabling for eight, garage, and five cottages.*

THE PLEASURE GARDENS

are naturally beautiful, including full-sized tennis and croquet lawns, ornamental pool with dell, wide stone-flagged terrace, kitchen garden, and park-like grassland; in all about

70 ACRES.

OR CAN BE PURCHASED WITH LESS LAND AND FEWER COTTAGES.

Solicitor, A. H. McBEAN, Esq., 19, Lincoln's Inn Fields, W.C. 2. Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,537.)



KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
{ 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xv., xxvi. and xxvii.)

Telephones:

3066 Mayfair (4 lines).
146 Central, Edinburgh
2716 " Glasgow.
17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

NORFOLK

Eight miles from Thetford, and with a station adjoining the Property.

FOR SALE BY PRIVATE TREATY,

AN ATTRACTIVE AND COMPACT RESIDENTIAL, SPORTING AND AGRICULTURAL ESTATE,

probably one of the best of its class in East Anglia; about

3,156 ACRES

In extent, and comprising practically the whole of one parish.

The RESIDENCE, situated in well-timbered parklands, contains four reception rooms, about 20 bedrooms, and complete domestic offices, while the out premises include heated garage with chauffeur's rooms, stabling, and other buildings. THE GARDENS AND PLEASURE GROUNDS are perfectly matured, and inexpensive to maintain. The kitchen garden is well stocked, and has a full complement of glass. THE AGRICULTURAL PORTION is practically all good sheep and barley land, and is divided into ELEVEN CONVENIENT HOLDINGS, all with suitable farmhouses and buildings.

PRACTICALLY THE WHOLE OF THE VILLAGE, including 50 COTTAGES, an inn and post office, belongs to the Estate; seventeen other cottages are on other parts of the Property.

THE ESTATE, which affords capital shooting, including wild fowl, is surrounded by some of the best game estates in the county. It is equally adapted for heavy preservation, for lightly-kept shooting.

Appurtenant to the Estate are the Lordship of two Manors, giving a substantial revenue, and a Lay Rectorship.

Further particulars of the Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,184.)

BY DIRECTION OF THE TRUSTEES OF H. CURTIS, ESQ.

WITH VACANT POSSESSION AT MICHAELMAS, 1925, WITH EXCEPTION OF ABOUT 40 ACRES

BEDFORDSHIRE

FOUR MILES FROM BEDFORD, L.M.S. MAIN LINE, AND OAKLEY STATIONS, ONE-AND-A-HALF MILES.

A COMPACT FREEHOLD RESIDENTIAL, SPORTING AND AGRICULTURAL PROPERTY,

THE GRANGE ESTATE

MILTON ERNEST.

THE MODERN ELIZABETHAN STYLE RESIDENCE,

situate on high ground in miniature park, with lodge, and containing

ENTRANCE HALL, DINING ROOM,

DRAWING ROOM,

MORNING ROOM, BILLIARD ROOM,

NINE BED AND DRESSING ROOMS,

NURSERY,

BATHROOMS AND LAVATORIES.

Electric light. Central heating. Telephone. Deep well water.



ATTRACTIVE GROUNDS, matured orchard, and kitchen garden.

STABLING FOR FOUR AND GARAGE FOR TWO CARS.

THE SMALLER RESIDENCE,

known as

MILTON HOUSE,

containing four reception rooms and ten bedrooms.

AGRICULTURAL HOLDINGS.

Accommodation lands.

VALUABLE GRAVEL PIT.

THE WHOLE EXTENDING TO ABOUT

1,013 ACRES

HUNTING WITH THE OAKLEY.

To be offered for SALE by AUCTION, in lots at the Town Hall, Bedford, on Saturday, June 13th, 1925, at 2.30 p.m. (unless previously Sold Privately).

Solicitors, Messrs. C. C. BELL & SON, 24, Mill Street, Bedford.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

BY DIRECTION OF THE REVEREND F. S. SCLATER.

SUSSEX

Two miles from Newick and Chailly Stations, and six miles from Lewes.

THE ATTRACTIVE FREEHOLD, SPORTING AND AGRICULTURAL PROPERTY, known as the

NEWICK PARK ESTATE,

Including a MEDIUM-SIZE STONE-BUILT MANSION, seated in a SMALL WELL-TIMBERED PARK, and having a SOUTH ASPECT with commanding views. Outer and inner halls, four reception rooms, billiard room, sixteen bed and dressing rooms, bath-room, lavatory, and complete domestic offices. ELECTRIC LIGHT, MODERN DRAINAGE, CENTRAL HEATING, AND PRIVATE WATER SUPPLY.

Stabling for eight, coachman's house; ornamental sheet of water; gardener's house, together with

THE PARK FARM 361 ACRES.

SCHOOL HOME FARM . 71 Acres. BRICKYARD FARM . 51 Acres.

GIPPS FARM . 90 " HIGH HOME FARM . 80 "

SPIELHURST FARM . 67 " TAYLORS FARM . 21 "

Accommodation lands, country cottages, woodlands; extending to about

1,083 ACRES.

HUNTING WITH THE SOUTHDOWN AND OTHER PACKS OF FOXHOUNDS.

To be offered for SALE by AUCTION, as a whole or in Lots, at a date to be announced (unless previously disposed of Privately as a whole).

Solicitors, Messrs. HUNT, NICHOLSON & ADAMS, Lewes.

Land Agent, J. W. EARLE, Esq., F.S.I., 6, Quality Court, Chancery Lane, W.C. 2.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
 { 41, Bank Street, Ashford, Kent.

Telephones:

3066 Mayfair (4 lines).

146 Central, Edinburgh.

2716 " Glasgow.

17 Ashford.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., xxvi. and xxvii.)

Telephone: 4706 Gerrard (2 lines).
Telegrams: "Cornishmen, London."

TRESIDDER & CO. 37, ALBEMARLE STREET, W. 1.

VALE OF EVESHAM

WORCS (½ mile station and market town, 9 miles Worcester).
In a beautiful position, on gravel soil, commanding magnificent views.
ATTRACTIVE RESIDENTIAL AND AGRICULTURAL ESTATE OF 170 ACRES.
The Residence is approached by a chestnut avenue 300yds. long and contains Halls, 4 reception rooms, 2 bathrooms, 10 bed and dressing rooms.
CENTRAL HEATING. ELECTRIC LIGHT. GAS. TELEPHONE. EXCELLENT WATER SUPPLY AND DRAINAGE.
Stabling for 4 horses. Garage for 4 cars. 4 cottages. Excellent buildings.
Charming pleasure grounds, including tennis lawn, ornamental water, etc.
THERE ARE 70 ACRES OF FULL-GROWN ORCHARDS.
The farm is noted as very superior and early market gardening land.
THE WHOLE ESTATE IS IN PERFECT ORDER AND IS FOR SALE WITH VACANT POSSESSION.
Sole Agents, TRESIDDER & Co., 37, Albemarle Street, London, W. 1. (12,145.)

EAST COAST (occupying a fine position commanding magnificent views, and close to town and station).—For SALE, an attractive modern RESIDENCE, containing hall, 3 reception and billiard rooms, 8 bedrooms, 2 bathrooms, etc. Co.'s electric light, telephone, central heating, excellent water and drainage. Stabling, cottage, garages, good outbuildings. The grounds are particularly attractive, and include tennis and croquet lawns, shrubberies, kitchen garden, orchard, paddock, etc.; in all about

5½ ACRES.

TRESIDDER & Co., 37, Albemarle St., W. 1. (14,417.)

OXON (outskirts of Banbury; occupying a fine situation 400ft. above sea level).

A very attractive beautifully fitted RESIDENCE, containing lounge hall, 3 reception rooms, bathroom, 6 bedrooms, etc. Electric light, gas, Co.'s water, modern drainage.

Charming grounds, including tennis and other lawns, rose garden, kitchen garden, etc.

PRICE, FREEHOLD, £3,500.

Might be Let Unfurnished or Furnished.

TRESIDDER & Co., 37, Albemarle St., W. 1. (13,674.)

£6,500 FOR HOUSE AND GROUNDS.

MAIDENHEAD (near; 35 minutes Paddington; sandy loam soil; close to small old-world village).—An attractive and exceptionally well-built RESIDENCE, standing on the site of an older house, some of the picturesque ruins of which ornament part of the grounds.

Halls, 4 reception rooms, 2 bathrooms, 10 bed and dressing rooms.

Telephone, central heating, Co.'s water; stabling, garage.

The GROUNDS ARE A CHARMING FEATURE, tennis and croquet lawns, range of glasshouses, cottage, and meadowland; in all about 10 ACRES. Extra land up to 26 acres with 5 cottages and farmery optional.

TRESIDDER & Co., 37, Albemarle St., W. 1. (11,858.)

Sole by order of Executors.
Strongly recommended from inspection.

HEREFORDSHIRE (12 miles Hereford; delightful position, commanding pretty views).—For SALE, a very attractive RESIDENCE in excellent order, approached by 2 carriage drives.

Lounge hall, billiard room, 4 other reception rooms, 3 bathrooms, 14 bedrooms. Excellent water supply. Modern drainage. Acetylene gas.

Excellent modern stabling for 6 and garages, four cottages. Beautiful grounds, including tennis and croquet lawns, rose garden, walled kitchen garden with glasshouses, orchards, plantation and rich meadowland; in all about 40 ACRES.

Including short length of FISHING IN THE WYE.

TRESIDDER & Co., 37, Albemarle St., W. 1. (12,627.)

6½ ACRES.

CORNISH COAST (½ mile station; choice position with frontage to Estuary of River).—For SALE, a well-built and conveniently planned RESIDENCE, in excellent order and approached by carriage drive.

Halls, billiard and 4 other reception rooms, 3 bathrooms, 11 bedrooms.

Co.'s gas, central heating, excellent water supply; stabling, garage. Beautiful old grounds in which sub-tropical plants abound, tennis and croquet lawns, boat-house, paddock, natural woodlands, kitchen garden.

TRESIDDER & Co., 37, Albemarle St., W. 1. (9646.)

£250 PER ANNUM, UNFURNISHED.

SUFFOLK (1½ hours' rail London; high ground).—An attractive red-brick Georgian

RESIDENCE, in grand park, approached by a carriage drive with lodge entrance.

Billiard room, 4 reception rooms, 3 bathrooms, 18 bedrooms.

Acetylene gas, water by engine, central heating, telephone. Stabling for 6, garage; delightful grounds, tennis, croquet and other lawns, yew hedges, excellent walled kitchen garden, glasshouses, and pasture, in all about 25 acres.

Shooting. Golf. Hunting.

TRESIDDER & Co., 37, Albemarle St., W. 1. (11,148.)

£2,250 WITH 10 ACRES.

NORFOLK (1 mile station, 11 miles Norwich; situate amidst beautiful surroundings).—A very attractive Freehold RESIDENCE in excellent order and approached by a carriage drive. It contains

Hall, 3 reception rooms, 7 bedrooms, bathroom.

Stabling, garage, 6-roomed cottage.

The grounds include lawn, kitchen garden, orchard and paddock.

TRESIDDER & Co., 37, Albemarle Street, W. 1. (14,397.)

8,000 ACRES OF SHOOTING AND 1½ MILES OF FISHING (OPTIONAL).

SALOP AND MONTGOMERY

(borders); 2 miles station, 15 Oswestry, 25 Shrewsbury; occupying a magnificent position 1,000 ft. above sea level. An attractive little SPORTING PROPERTY, including a House, containing

Hall, 2 or 3 reception rooms, 2 bathrooms, 8 bedrooms.

Hand-basins (h. and c.) in all bedrooms; central heating, excellent water supply, electric light available, modern drainage; garage and cottage; pleasure grounds, and about 40 acres of pasture.

PRICE, FREEHOLD, £3,000.

TRESIDDER & Co., 37, Albemarle St., W. 1. (9,429.)

G.W. RY. (½ hour London; gravel soil).—For SALE

of mellowed red brick; all modern conveniences; drive with entrance lodge.

Hall, panelled billiard room with parquet floor, 4 other reception rooms, 3 bathrooms, 13 bed and dressing rooms.

Electric light, central heating, Company's water and gas. Modern drainage; stabling for 5, large garage, man's flat; inexpensive grounds, clipped yews, miniature park, specimen trees, tennis, croquet and other lawns, kitchen garden, glasshouses.

TRESIDDER & Co., 37, Albemarle St., W. 1. (2169.)

15 ACRES.

3,000 ACRES of shooting and mile of fishing (optional).

HEREFORD & RADNOR (borders); (2 miles market town and station; beautiful position).—A very attractive

PROPERTY, comprising a fine stone Manor House, standing in well-timbered park.

Halls, billiard room, 4 reception rooms, 2 bathrooms, 24 bed and dressing rooms; electric light, central heating, water by gravitation; stabling, garages, men's rooms; charming grounds.

PRICE £6,000, OR £300 PER ANNUM, UNFURNISHED.

TRESIDDER & Co., 37, Albemarle St., W. 1. (11,756.)

324 ACRES.

MID KENT (within reach of important market town and railway junction).—For

SALE, a valuable Residential, Agricultural and Sporting PROPERTY, comprising an attractive brick and tiled

Residence, containing Billiard room, 2 reception, bathroom, 9 bedrooms.

Gardens, garage, 2 cottages, excellent farmbuildings, 150 acres pasture, 160 wood and 15 arable.

Ponds frequented by wild duck.

TRESIDDER & Co., 37, Albemarle St., W. 1. (12,741.)

'Phones:
Gros. 1427 & 2716.

CONSTABLE & MAUDE

HEAD OFFICE: 2, MOUNT STREET, LONDON, W.1

Branches:

CASTLE STREET, SHREWSBURY.
THE QUADRANT, HENDON.
THE SQUARE, STOW-ON-THE-WOLD.



SURREY AND SUSSEX BORDERS

IN THE BEAUTIFUL COUNTRY BETWEEN GODALMING AND PETWORTH.

THIS FREEHOLD RESIDENTIAL PLEASURE FARM, known as

DURFOLD HALL, DUNSFOLD.

Occupies a rural position amidst really beautiful surroundings. Approached by drive, the Residence, in excellent order throughout, contains hall, three reception, two bath, nine bedrooms and good offices.

MAIN WATER. ELECTRIC LIGHT. TELEPHONE.

Stabling for seven. Garage for three cars. Capital home farmbuildings. Two good cottages.

THE CHARMING OLD PLEASURE GROUNDS.

with fruit and vegetable garden, in which are glasshouses, are surrounded by well-timbered miniature park. Including about 56 acres of woodlands and 73 acres of pasture, the total area is about

132 ACRES.

Hunting with the Chiddingfold and Lord Leconfield's Foxhounds. Shooting.

VACANT POSSESSION ON COMPLETION.

Messrs.

CONSTABLE & MAUDE have been instructed to offer the above-mentioned Property for SALE by AUCTION, at the Mart, 155, Queen Victoria Street, E.C. 4, on Thursday, May 28th, 1925, at 2.30 p.m. (unless Sold previously by Private Treaty).—Illustrated particulars and conditions of Sale may be obtained from Messrs. BIRD & BIRD, Solicitors, 5, Gray's Inn Square, W.C.; or from the Auctioneers, as above.

AT A LOW RESERVE.

NORFOLK AND SUFFOLK BORDERS

ONLY A MILE FROM THE SEA.

THE CHARMING GEORGIAN RESIDENCE known as

HOPTON HALL, HOPTON.

Approached by drive with entrance lodge, containing billiard and three reception rooms, eleven bed and four dressing rooms, two bathrooms and complete offices.

GARAGE. WELL-TIMBERED OLD-WORLD PLEASURE GROUNDS.

comprise lawns with room for two tennis courts, flower garden, walled kitchen and fruit garden; pastureland and paddocks. Total area about

30 ACRES.

Messrs.

CONSTABLE & MAUDE are instructed to offer the above-mentioned Property for SALE by AUCTION, at the London Auction Mart, 155, Queen Victoria Street, E.C. 4, on Thursday, May 28th, 1925, at 2.30 p.m. (unless Sold previously by Private Treaty).—Illustrated particulars and conditions of Sale may be obtained of the Solicitors, Messrs. WOOLNAUGH, GROSS & CHAMBERLAYNE, Bury St. Edmunds; or from the Auctioneers at their offices, 2, Mount Street, London, W. 1.

CONSTABLE & MAUDE, 2, MOUNT STREET, GROSVENOR SQUARE.

TO LET, UNFURNISHED.

BISHOP'S WALTHAM (five minutes from church and town and ten from station).—ATTRACTIVE COUNTRY HOUSE, containing four reception, six principal and five secondary bedrooms, baths, good offices and cellars; stabling, garage, cottage entrance lodge; gas, Company's water; charming grounds of four acres. Rent £250 per annum.—Apply RICHARD AUSTIN & WYATT, Land Agents, Bishop's Waltham, or PINK & ARNOLD, Surveyors, Wickham.

GENUINE OLD HOUSE, oak beams and panelling, 30 miles south of Town, for SALE. One mile main line station; seven bedrooms, three reception, bathroom and usual offices, all modern conveniences; electric light, etc.; very pretty gardens; exceptional stabling; 31 acres good grassland. Price £9,000. More land adjoining available.—Apply "A 6985," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

DELAMERE FOREST (Cheshire).—Beautifully situated modern RESIDENCE; three reception rooms, billiard room, ten principal bedrooms; electric light, central heating, attractive grounds, two tennis courts, covered racquets court, cricket ground; excellent stabling; 50 acres of paddocks. Vacant possession. Convenient for Manchester, Liverpool and Birmingham.—For particulars, photographs and orders to view apply to CYRIL R. BELL, P.A.S.I., The Estates Office, Tarporley, Cheshire. (Tel. 49.)

Telegrams:

"Estab. o/o Harrods, London."

Branch Office: "West Byfleet."

HARRODS Ltd.

62 & 64, BROMPTON ROAD, LONDON, S.W.1.
(OPPOSITE MESSRS. HARRODS LTD. MAIN PREMISES.)Telephone No.
Western One (85 Lines).

Telephone: 149 Byfleet.

FAVOURITE MIDLAND COUNTY

CONVENIENT TO SHEFFIELD.



DELIGHTFUL RESIDENCE, charmingly situated, convenient to station. The Residence is in excellent order and contains three reception, ten bedrooms, one dressing room, bathroom, kitchen offices, etc.

WELL-MATURED PLEASURE GROUNDS

charmingly arranged, tennis lawn, productive kitchen garden, glasshouses, etc.; stabling, garage, outbuildings and cottages, rich parkland, farmland and plantations and small grouse moor; in all about

510 ACRES.

For SALE by order of the trustee.

The House might be Let, Furnished, until November 1st, with or without the shooting.



Messrs. EADON & LOCKWOOD, F.A.I., St. James' Street, Sheffield; and HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

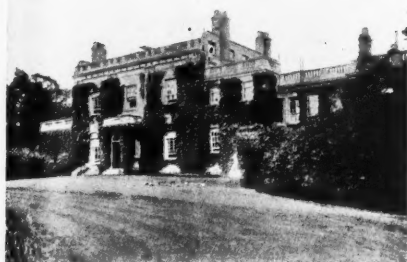
ESSEX—COLCHESTER AND CHELMSFORD

(BETWEEN).

CHARACTER RESIDENCE.

Beautiful situation. Open views.

FOR SALE, FREEHOLD.



EXCEPTIONALLY ATTRACTIVE FREEHOLD RESIDENCE, beautifully situated, convenient for main line station, post office, shops, etc.; hunting, golf, shooting. Entrance and lounge halls, four reception rooms, sixteen bed and dressing rooms, three bathrooms and complete offices.

ELECTRIC LIGHT. GOOD WATER SUPPLY. MODERN SANITATION. CENTRAL HEATING. TELEPHONE.

Cottages, garages, farmery, outbuildings; beautifully matured pleasure grounds, about

100 ACRES.

Sole Agents, HARRODS, (LD.), 62-64, Brompton Road, S.W. 1.



KENT AND SURREY BORDERS

GENUINE XVTH CENTURY RESIDENCE, within an hour's run of Town, easy reach of two stations, amidst absolutely rural surroundings, and enjoying delightful views; lounge hall, two reception, seven bed and dressing rooms, two bathrooms, and offices with servants' hall; wealth of oak beams, open stone fireplaces and other interesting features.

ELECTRIC LIGHT. CO.'S WATER. MODERN DRAINAGE. TELEPHONE.

Oast house. Cottage. Double garage. Outbuildings.

WELL-TIMBERED GROUNDS,

tennis court, rockery, well-stocked kitchen garden, orchard, large lake, flower beds, small trout stream, several enclosures good pastureland; in all

ABOUT 30 ACRES.

FOR SALE ON REASONABLE TERMS.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



BUCKS

Centre of the Whaddon Chase; picked position, southern aspect, perfect views.

ENTRANCE LODGE. TWO COTTAGES.

THE RESIDENCE contains billiard room, four reception, twelve bedrooms, three bathrooms.

CO.'S WATER. ELECTRIC LIGHT. GAS. MAIN DRAINAGE. TELEPHONE. CENTRAL HEATING

Beautiful well-timbered grounds and some excellent pastureland; in all about

120 ACRES.

Good stabling with clock tower. Garage.

FOR SALE, FREEHOLD.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



ONLY 30 MINUTES FROM CITY AND WEST-END

MINIATURE ESTATE quite out of the ordinary, possessing many delightful features, including hard tennis court, open swimming bath, squash racquet court, etc., and occupying a high situation within a mile of a main line station amidst delightful surroundings.—**Georgian style RESIDENCE**, approached by long drive, containing large hall, three excellent reception rooms, full-size billiard room, cloakroom, twelve bed and dressing rooms, two bathrooms, and offices.

ELECTRIC LIGHT. CO.'S WATER. TELEPHONE. CENTRAL HEATING.

Large garage, stabling, dairy, four excellent cottages ample farmbuildings; the pleasure grounds are a feature and rank amongst the best in the county; there are hard and grass tennis courts, herbaceous borders, flagged terraces, rose and water garden, charming loggia, walled kitchen garden, orchard, together with first-class pastureland and woodland; in all

ABOUT 120 ACRES.

MODERATE FIGURE ASKED FOR THE FREEHOLD.—HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



Telephone
Grosvenor 1440 (two lines).

WILSON & CO.

14, MOUNT STREET, LONDON, W.1; and at YEOVIL.

F. R. WILSON, F.S.I.
A. J. SOUTHERN, F.A.I.
G. H. NEWBERY, F.S.I., L.A.I.



PRETTY PART OF SUSSEX

One hour London; convenient two main line stations.
PICTURESQUE OLD OAK TIMBERED HOUSE. Oak beams and panelling; carefully modernised at great cost; delightfully situated; in perfect order. Panelled hall, Jacobean dining room, three other reception rooms, nine bed and dressing rooms, good bathroom, complete offices.

LODGE, COTTAGE, GARAGE AND STABLING.
SMALL FARMERY. OLD-WORLD PLEASURE GARDENS, MEADOWLAND.

40 ACRES.

A choice little Property for Residential or Pleasure Farming purposes. Further land and farmbuildings available.

FOR SALE, FREEHOLD.

Apply Wilson & Co., 14, Mount Street, W. 1.



BETWEEN

NEW FOREST AND THE SEA

Two miles main line station; convenient THREE GOLF COURSES.

ATTRACTIVE FREEHOLD PROPERTY.
COMFORTABLE UP-TO-DATE RESIDENCE, in perfect order; long and pretty drive with lodge; eleven bedrooms, two bathrooms, three reception rooms, billiard room, good offices.

ELECTRIC LIGHT. TELEPHONE. MAIN WATER. SOUTH ASPECT. GARAGE. STABLING. Delightful well wooded grounds and paddocks, TEN ACRES.

READY FOR OCCUPATION WITHOUT ANY FURTHER OUTLAY. PRICE £5,800.

Apply Wilson & Co., 14, Mount Street, W. 1.

G.W. RY.

Fifteen miles from London, in perfect rural position.

Near GOLF LINKS.



LUXURIOUSLY APPOINTED OLD-WORLD HOUSE. In absolutely perfect order, replete with every convenience, beautifully decorated and fitted. Thousands of pounds recently spent in making the place perfect in every detail. Delightful lounge hall, three reception rooms, seven bedrooms, FOUR BEAUTIFULLY FITTED BATHROOMS, servants' sitting room.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE. COMPANY'S WATER AND GAS. GARAGE AND MANY USEFUL OUTBUILDINGS. DELIGHTFUL OLD GROUNDS OF

FOUR ACRES.

Bordered by a stream, en-tout-cats tennis court, kitchen garden, etc.
FOR SALE, FREEHOLD, OR TO LET, UNFURNISHED. PREMIUM REQUIRED FOR IMPROVEMENTS.
Sole Agents, Wilson & Co., 14, Mount Street, W. 1.

CLOSE TO A BEAUTIFUL SURREY COMMON



400ft. above sea, sandy soil, magnificent views.

FOR SALE, splendidly appointed modern HOUSE. In perfect order, and up to date in every respect. ELECTRIC LIGHT, TELEPHONE, MAIN WATER, ETC.

Twelve bedrooms, two bathrooms, exceptional offices, panelled lounge, three charming reception rooms; garage, stabling, cottage. BEAUTIFUL GROUNDS, park and woodlands.

50 ACRES.

One of the best properties now in the market.
Sole Agents, Wilson & Co., 14, Mount Street, W. 1.



KENT AND SUSSEX BORDERS

Delightful district; within easy reach of the COAST. CHARMING OLD MANOR HOUSE, 300ft. above sea level, nice views; quite secluded. Three reception rooms, nine bedrooms, bathroom, and offices.

Thoroughly up-to-date with electric light, central heating, telephone, etc. Beautiful old pleasure grounds, paddocks, and orchard.

TEN ACRES.

PRICE £4,750, FREEHOLD.

Agents, Wilson & Co., 14, Mount Street, W. 1.

SEVENOAKS
KENT
Phone: Sevenoaks 147

F. D. IBBETT & CO.

OXTED
SURREY
Phone: Oxted 240



LIMPSFIELD.—JUST IN THE MARKET.—A charming old HOUSE, carefully modernised; three reception rooms, six bedrooms, bath, cloakroom, good offices; garage; electric light, Company's water; orchard and paddock (eight acres in all). For SALE at the very moderate figure, 5,000 guineas.—Further particulars of the Sole Agents, F. D. IBBETT & Co., F.A.I., Oxted, Surrey.



A BARGAIN IN LIMPSFIELD.—Three capital reception rooms, seven bed, bath, offices; tennis lawn. Pleasant situation, convenient for station, common, and golf. Freehold, only £2,350.—Further particulars of the Sole Agents, F. D. IBBETT & Co., F.A.I., Oxted, Surrey.

HANKINSON & SON

ESTATE AGENTS, BOURNEMOUTH.

EXECUTORS SALE.
SOUTHERN BORDERS NEW FOREST.



Two miles main line station. Three miles from sea.
CONVENIENT-SIZED MODERN COUNTRY HOUSE, nicely secluded in grounds and paddocks of over four acres. Two reception, seven bed and dressing rooms, kitchen and offices; range of outbuildings including two stalls and heated garage. FREEHOLD, £3,500.
Full details from Sole Agents, as above.

WILLIAM COWLIN & SON, LTD.
25, VICTORIA STREET, CLIFTON, BRISTOL.
SPECIALISTS FOR COUNTRY PROPERTIES IN THE WEST OF ENGLAND.

SOMERSETSHIRE (one-and-a-half miles from Yatton Station; twelve miles from Bristol).—A delightful modern RESIDENCE, commanding magnificent views over the Mendips, Hutton, Brean Down, and Steep Holms.



Queen Anne staircase, vestibule, lounge hall, three reception, front terrace, balcony, eight bed and dressing rooms, two maids' rooms, servants' hall, fitted bath; cottage, garage; tennis lawn, rock garden, pergolas. Exceptionally beautiful grounds and lawns. Dutch and fruit gardens, five or thirteen acres pasture. Price £4,000 to £6,000, according to the amount of land required.
WILLIAM COWLIN & SON, LTD., as above. (1615.)

MESSRS. CRONK
ESTATE AGENTS AND SURVEYORS.
KENT HOUSE, 1B, KING STREET, ST. JAMES'S, S.W. 1, and SEVENOAKS, KENT.
Established 1845. Telephones, 1195 Regent; 4 Sevenoaks.

KENT (35 miles from London and ten minutes from station).—Picturesque modern creeper-clad HOUSE, standing well off road, facing south and containing five bed, dressing, bath and three reception rooms; shady grounds of about five acres, flower and kitchen gardens, tennis lawn, paddock and sheds.

FREEHOLD, £2,800.

Messrs. CRONK, as above. (9630.)

SURREY AND KENT BORDER (nineteen miles from London; 750ft. above sea level, sheltered from N. and E.).—Attractive COUNTRY RESIDENCE on two floors, with seven or eight bed, two bath and three reception rooms, lounge hall, etc.; garage and stabling; beautifully matured gardens of one-and-a-half acres; land and cottage, if required; water, petrol gas, and telephone.

FREEHOLD FOR SALE AT A LOW PRICE.

Messrs. CRONK, as above. (19,047.)

HERTS (on main line, 45 minutes from London).—Delightful well-appointed HOUSE, standing 500ft. above sea level, and containing three reception, nine bed, and bathrooms; phone, electric light and modern sanitation; garage; garden of one acre; paddock, if required.

FREEHOLD, £4,000.

Messrs. CRONK, as above. (9995.)

HUMBERT & FLINT
WATFORD, HERTS, and
11, SERLE STREET, LINCOLN'S INN, W.C. 2.
LAND AGENTS, SURVEYORS and AUCTIONEERS.
Phones: Watford 843 and Holborn 2078 (2 lines.)

HERTS (about 400ft. above sea level, one mile from station, 20 miles from Town), this FREEHOLD RESIDENCE.



Hall, three reception, two bath, eight bedrooms and convenient offices; garages and chauffeur's quarters; electric light, gas and water; BEAUTIFUL GROUNDS, THREE ACRES, with tennis and croquet lawns. For SALE WITH POSSESSION. PRICE £6,000.

Telephone :
Grosvenor 2260 (2 lines).

COLLINS & COLLINS

LAND AND ESTATE AGENTS.

37, SOUTH AUDLEY STREET,
GROSVENOR SQUARE, W.1.



OCCUPYING A WONDERFULLY HEALTHY POSITION, 600FT. ABOVE SEA LEVEL.

MENDIP HILLS, SOMERSET

GEORGIAN RESIDENCE.

EIGHTEEN BED AND DRESSING ROOMS, THREE BATHROOMS, FOUR RECEPTION ROOMS, UP-TO-DATE CONVENIENCES.

FINELY TIMBERED GARDENS AND PARK.

Tennis lawn, lake, delightful woodlands and walks.

STRETCH OF EXCLUSIVE TROUT FISHING.
GOLF.

To be LET, Furnished, from July 15th to October 15th. Inspected and strongly recommended. (Folio 12 138.)

GERRARD'S CROSS

TEN MINUTES FROM STATION AND COMMON, 30 MINUTES FROM LONDON.
GRAVEL SOIL. QUIET AND SECLUDED POSITION.

PICTURESQUE MODERN PRE-WAR RESIDENCE
(CONTRACT BUILT).

Large hall, vestibule, nine bedrooms, bathroom, three reception rooms, including oak-panelled dining room.

ELECTRIC LIGHT. COMPANY'S WATER AND DRAINAGE.

WELL-MATURED GARDENS.

Two tennis courts, pretty woodlands.
CLOSE TO THREE GOLF COURSES.

FOR SALE, FREEHOLD, WITH THREE ACRES. Vacant Possession June 30th next.

Orders to view of the Owner's Agents, Messrs. COLLINS & COLLINS, 37, South Audley Street, London, W.1. (Folio 13.708.)



PRICE MUCH REDUCED.

A PERFECT HOME IN A PERFECT SETTING. KENT AND SURREY BORDERS

Amidst an unspoiled country, an hour from Town.



THIS
REALLY DELIGHTFUL
RESIDENCE.

*the subject of unstinted expenditure,
most tastefully appointed, and
equipped with every contrivance ensuring
comfort and economy of labour.*

Twelve bed and dressing rooms
(several with fitted toilet basins),
luxuriously fitted bathrooms,
ranging hall, five reception rooms.
Garage. Cottages. Lodge.

ELECTRIC LIGHT.
CENTRAL HEATING.
MAIN WATER SUPPLY.
MODERN SANITATION.
POLISHED OAK FLOORING.

Finely timbered terraced grounds,
grass and "En-tout-cas" tennis
courts, rose walk, flowering shrub-
beries, productive kitchen and
fruit gardens, woodland and
meadow.

SIXTEEN ACRES.



An adjoining Farm of 30 acres, with superior picturesque RESIDENCE, cottages and adequate buildings, can be acquired or would be sold separately.
Price and particulars of the SOLE AGENTS, Messrs. COLLINS & COLLINS, 37, South Audley Street, W.1, who unhesitatingly recommend.

COLLINS & COLLINS, OFFICES : 37, SOUTH AUDLEY STREET, GROSVENOR SQUARE, W.1.

GEERING & COLYER

AUCTIONEERS, LAND AGENTS & VALUERS,
ASHFORD, KENT. RYE, SUSSEX;
HANKURST, KENT; AND 2, KING STREET, S.W.1.

BRITISH COLUMBIA. — Gentleman's FRUIT,
DAIRY AND POULTRY FARM, 75 ACRES.



With the above attractive Residence, built of white
marble; five bed, bath, two reception; electric light,
verandah; capital farmbuildings, cottage. PRICE.
FREEHOLD, £4,500, including stack, machinery, and
furniture (open to offer).—GEERING & COLYER, as above.

MESSRS. BUCKLAND & SONS

4, BLOOMSBURY SQUARE, LONDON, W.C.1.
and at WINDSOR and SLOUGH.
LAND AGENTS, SURVEYORS AND AUCTIONEERS.
Tel.: Museum 472.

BUCKINGHAMSHIRE.

Occupying a secluded position in a good residential district,
with excellent service of fast trains to London.

IMPOSING RESIDENCE, recently redecorated,
containing spacious entrance hall, three reception
rooms, ten bedrooms, approached by handsome massive
oak staircase, bathroom, usual domestic offices, including
servants' hall.

ELECTRIC LIGHT. GAS AND CO.'S WATER.
Garage for two cars. TELEPHONE. Stabling.
BEAUTIFULLY MAINTAINED PLEASURE GROUNDS,
inexpensive to maintain, tennis lawn, glasshouses, etc.;
the whole comprising about TWO-AND-A-QUARTER
ACRES. PRICE £4,500. (Folio 2336.)

IVER, BUCKS.
DOUBLE-FRONTED RESIDENCE
containing
THREE RECEPTION ROOMS, FIVE BEDROOMS,
BATHROOM.

Co.'s gas and water. Stable and coach-house.
GROUNDS of two-thirds of an acre, including tennis
court, small orchard and paddock.

PRICE £1,800.

For further particulars apply as above. (Folio 2418.)

ROGERS, CHAPMAN & THOMAS

AUCTIONEERS, ESTATE, AND LAND AGENTS,
37, BRUTON STREET, W.1. Phone: May. 2454 (2 lines).
Also Westminster, Kensington, and Westgate-on-Sea, Kent.

CLOSE TO THE CHILTERN HILLS.



A WELL-BUILT RESIDENCE, situate one
mile from station, and having fine views, containing
seven bedrooms, bathroom, four reception rooms; stabling,
garage, two cottages; about
30 ACRES.

PRICE £6,500, OR OFFER, FREEHOLD.

DUNCAN B. GRAY & PARTNERS

Head Offices { LONDON - 129, MOUNT ST., GROSVENOR SQ., W.1.
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Kingscote and West Hoathly Station two miles; East Grinstead Town and Station five miles.



THE BEAUTIFULLY PLACED
FREEHOLD RESIDENTIAL AND
AGRICULTURAL ESTATE,
including
DUCKYLS PARK FARM, WEST HOATHLY, SUSSEX,
consisting of a
DELIGHTFUL HALF-TIMBERED FARMHOUSE,
PERFECT SET OF MODEL FARMBUILDINGS,
102 ACRES (NO ARABLE).
POSSESSION AT ONCE.

The residue of the estate consists of several very beautiful sites ripe for building, woodlands, five modern cottages, etc.

TO BE SOLD BY AUCTION,

at East Grinstead, on May 28th next (unless Sold Privately in the meantime).

Auctioneers, Messrs. TURNER, RUDGE & TURNER, East Grinstead; and Messrs. DUNCAN B. GRAY & PARTNERS, 129, Mount Street, London, W. 1.

SURREY

Under one mile from Caterham Station, and just over half-an-hour by rail from the City.



The exceptionally attractive
FREEHOLD RESIDENTIAL PROPERTY,
ESSENDENE, CATERHAM,
occupying an unrivalled position on the summit of a
beautifully wooded slope over 600ft. above sea level, with
a charming outlook. THE WELL-BUILT RESIDENCE
contains hall, four reception, billiard room, twelve bed-
rooms, three dressing rooms, two bathrooms, etc.
COMPANY'S WATER.
GAS AND ELECTRIC LIGHT.
TELEPHONE.
ENTRANCE LODGE AND DRIVE. HEATED GARAGES.
STABLING FOR FOUR HORSES.
Well matured and grandly timbered pleasure gardens
with paddocks and woodland; in all about
SIXTEEN ACRES.
Or the House with about seven-and-three-quarter acres
would be Sold separately. VACANT POSSESSION ON
COMPLETION OF PURCHASE.
To be offered for SALE BY AUCTION by Messrs.

DUNCAN B. GRAY & PARTNERS, at the Greyhound Hotel, High Street, Croydon, on Tuesday, June 9th,
1925, at 4 p.m.—Particulars and conditions of Sale can be obtained from the Solicitors, Messrs. HERBERT REEVES
and Co., 42, Old Broad Street, E.C. 2; or from the Auctioneers at their Head Offices, 129, Mount Street, Grosvenor
Square, London, W. 1; also York, Leicester and branches.

A SPORTSMAN'S PARADISE

600ft. up. IN NORTH DEVON Station two miles.



A TYPICAL WEST COUNTRY HOUSE,
in perfect order; lounge hall, billiard room, four re-
ception, seventeen bed and dressing and two bathrooms;
ALL MODERN CONVENIENCES, such as electric light
and central heating; charming gardens include two
tennis courts, two walled kitchen gardens; stabling,
garage.

THE FISHING includes one-and-a-quarter miles of
trout stream and two-and-a-half miles of a salmon and
trout river.

HUNTING with the Tiverton and Devon and Somerset
Staghounds. ROUGH SHOOTING over 1,700 acres.

To be LET, FURNISHED, from June 1st, for three
or four months, RENT 30 GUINEAS a week inclusive.

Full information, photographs, etc., on application
to the Sole Agents, who have inspected and strongly
recommend the property.—Messrs. DUNCAN B. GRAY
and PARTNERS, 129, Mount Street, Grosvenor Square,
London, W. 1.

IN THE MOST BEAUTIFUL PART OF SOUTH DEVON

facing the sea and river; near two good golf courses.
£68 PER ANNUM.—A delightful old-world
HOUSE, with modern additions; five bed-
rooms, bathroom, two exceptionally large reception
rooms, fine offices, etc.; splendid stable and garage with
rooms over. A perfect old garden of exquisite beauty.
Fishing (salmon, trout, bass, etc.). Bathing hut, boat-
house; glorious country surroundings. The lease has
about seven years unexpired, and a premium of £1,500
is asked, which will include the complete furnishings,
piano, plate, linen, first-class motor boat, canoe, dinghy,
etc., etc. For any summer months the house is not
required it can be let at high rents.—Inspected and very
highly recommended by DUNCAN B. GRAY & PARTNERS,
129, Mount Street, London, W. 1.

BRACKETT & SONS

TUNBRIDGE WELLS, and 34, CRAVEN ST., CHARING CROSS, W.C.2.

By order of the Trustees of the Will of the Hon. J. M. O.
Byng, deceased. Delightfully situated on high ground
and under half-a-mile from the Central Station.



"GREAT CULVERDEN," TUNBRIDGE WELLS.
STONE-BUILT MANSION, with finely timbered
park-like grounds; lodge entrance, stabling, cottages,
bailiff's house, farmstead, etc.; about 74a. 2R. 13P. in all.
Suitable either for residential purposes or the IMME-
DIATE DEVELOPMENT OF A BUILDING SCHEME
of a highly lucrative character. To be SOLD BY AUCTION
at an early date, unless previously disposed of Privately.—
Vendors' Solicitors, Messrs. RAVENSCROFT, WOODWARD
and Co., 15, John Street, Bedford Row, W.C.



RENT £350 PER ANNUM.—WEST KENT.—
Attractive COUNTRY RESIDENCE standing in a
well-timbered park, approached by carriage drive, and
containing entrance hall, four reception rooms, nineteen
bed and dressing rooms, bathrooms, etc., excellent domestic
offices; electric light, central heating, telephone, good
water supply. Beautifully laid-out gardens with space
for two tennis courts, kitchen garden, orchard and two
cottages; in all about SEVENTEEN ACRES. Shooting over
about 500 acres can be had, if desired. Excellent stabling, two
coach or motor houses with rooms over, etc. (Fo. 31,863.)

FURTHER PARTICULARS OF BRACKETT & SONS, AS ABOVE.

BRUTON, KNOWLES & CO.

ESTATE AGENTS,
SURVEYORS AND AUCTIONEERS,
ALBION CHAMBERS, KING STREET,
Telegrams: "Brutons, Gloucester." GLOUCESTER.
Telephone: No. 967 (two lines).

GLOS.—For SALE, a charming old Cotswold HOUSE,
situated in the Tetbury district, containing hall, two
or three reception rooms, seven or eight bed and dressing rooms,
two bathrooms and usual offices; stabling, two good stone-
built cottages; own electric lighting plant, central heating,
water laid on; charmingly laid-out grounds bounded by old
stone walls and sheltered by a belt of elm trees, a feature being
a running stream passing through the gardens; also pasture-
land; in all about seven acres. Price £4,000 or near offer.—
Full particulars of BRUTON, KNOWLES & Co., Estate Agents,
Gloucester. (B 198.)

IN THE FAVOURITE CIRENCESTER DIS-
TRICT.—For SALE, a compact RESIDENTIAL
PROPERTY admirably adapted for a hunting box, about
one mile from Cirencester. The residence is well built
of stone and contains four reception rooms, thirteen bed
and dressing rooms and usual offices; good stabling, two cottages;
tastefully laid-out grounds and meadowland; in all about
seven-and-a-half acres. Price £6,000.—Full particulars of
BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (B 96.)

GLOS (near Tewkesbury and Cheltenham).—Attractive
RESIDENTIAL PROPERTY, in a pretty district
about four-and-a-half miles from Tewkesbury and six from
Cheltenham. Fine hall, three reception, eight bed and dressing
rooms, two bathrooms, stabling, garage; attractive grounds
and pastureland; in all about SEVENTEEN ACRES.
Price £8,300; or for the Residence with about three-and-
three-quarter acres, £2,600.—Full particulars of BRUTON,
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AUCTIONEERS, VALUERS, SURVEYORS,
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IN A BEAUTIFUL PART OF HAMPSHIRE

With glorious land and sea views, occupying a high position,
A REALLY ATTRACTIVE
GEORGIAN HOUSE, approached by
drive with entrance lodges, and containing lounge
hall, dining room, drawing room, billiard room, morning
room, 20 bed and dressing rooms, five bathrooms, complete
domestic offices.

GARDENER'S COTTAGE.
FOUR SECONDARY HOUSES.
BRINGING IN A RENTAL OF £750 per annum.

TROUT STREAM.

Rough shooting. Golf. Tennis.
The parkland, grandly timbered grounds, gardens,
extensive lawns, etc., comprise an area of about
70 ACRES.

Price and full particulars of the Agents, as above.



SUFFOLK.—Charming modern RESIDENCE, compact
and delightfully situated with uninterrupted sea views,
overlooking Denes and new golf course, containing hall,
three reception rooms, seven bedrooms, bathroom, boxroom
and every convenience; garage for two cars with loft over;
large garden with tennis lawn and fruit trees; gas, water and
electric light. Price FREEHOLD, with fixtures and fittings,
£2,850.—Apply G. J. WOOLLEY, 10, Gunton Cliff, Lowestoft.

Telephones:
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ESTABLISHED NEARLY HALF A CENTURY.

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JUST WHAT A COUNTRY HOUSE SHOULD BE

THIS CHARMING RESIDENCE OF TUDOR ORIGIN HAS BEEN FOR NEARLY 100 YEARS IN THE PRESENT OWNER'S FAMILY AND NEVER PREVIOUSLY OFFERED FOR SALE.



LARGE LOUNGE HALL,
THREE RECEPTION ROOMS,
DRESSING ROOM,
SEVEN BEDROOMS,
BATHROOM,
SERVANTS' HALL.
MAIN WATER, TELEPHONE.
MODERN DRAINAGE.

MOST BEAUTIFUL GARDENS.
Cannot fail to please the most fastidious.
FINE OLD WALLED AND
LAWNED COURTYARD
SURROUNDINGS.
STABLING, GARAGE AND
COTTAGE.

FOUR-AND-A-HALF ACRES (MORE AVAILABLE).

A REAL GEM OF THE SURREY AND SUSSEX BORDERLAND, UNDER ONE HOUR LONDON.

THIS CHARMING HOME CAN BE SECURED FOR £4,500, FREEHOLD.

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HERTS (22 MILES LONDON)

30 MINUTES' TRAIN JOURNEY. CHARMING RURAL COUNTRY.



GENTLEMAN'S PLEASURE AND PROFIT FARM, 60 ACRES.
300FT. UP. DELIGHTFUL VIEWS.

Mostly pasture. Very ATTRACTIVE RESIDENCE: three reception rooms, six bedrooms, bath (h. and c.).

CO.'S WATER. LIGHTING. TELEPHONE.

Pretty gardens, good orchard. Stabling, garage.

CAPITAL RANGE OF BUILDINGS AND TWO COTTAGES.

FREEHOLD, £4,250.

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NEAR READING, BERKS

300FT. UP ON LIGHT SOIL.



QUEEN ANNE RESIDENCE.

Mellowed red brick; creeper clad; tiled roof and appropriate features.

Hall. Three reception. Seven bedrooms. Bathroom.

Main water. Electric light available. Gas. Telephone. Stabling. Garage.

DELIGHTFUL OLD-WORLD GARDENS.

Tennis lawn, walled kitchen garden, paddock.

EIGHT-AND-A-HALF ACRES.

FREEHOLD, £3,300

F. L. MERCER & Co., 7, Sackville Street, W.1. (Regent 6773.)

RUMSEY & RUMSEY

BOURNEMOUTH. (SIX OFFICES).

BOURNEMOUTH WEST
BRANKSOME PARK.



BY ORDER OF EXECUTORS.

SALE BY AUCTION
MAY 21ST, 1925.

THE IMPORTANT FREEHOLD RESIDENCE,
"CLIFTON COURT."

FIFTEEN BEDROOMS. FOUR RECEPTION

MAGNIFICENT DANCE OR BILLIARD ROOM.

COTTAGE AND GARAGE THREE CARS.

FOUR ACRES

BEAUTIFUL GROUNDS.

OAKLANDS PARK, TIPTREE, ESSEX.

About 47 miles from London; 170ft. above sea level, with charming view over the Estuary of the Blackwater.



SMALL RESIDENTIAL ESTATE.

with attractive modern House standing in a wood well laid out with ornamental trees; gardener's cottage; stable for two horses, garage for two cars, and

27½ ACRES OF WOOD AND PASTURELAND.

Tennis court in wood. Wild duck pond.

Freehold. Land tax redeemed. Possession June 24th.

For SALE by Private Treaty.

Price £2,000 or near offer.

WILKIN & SOSS, LTD., Tiptree, Essex.

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LAND AGENTS, SURVEYORS AND
AUCTIONEERS.

57, CHANCERY LANE, W.C.2, and at HIGHGATE.
Phones: Chancery Lane, Holborn 4830.
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GUILDFORD.

Few minutes from London Road Station; near golf clubs, good schools, and the famous old market town.



TO BE SOLD, a delightful Freehold detached HOUSE in a choice position; admirably planned and fitted; panelled hall, two delightful reception rooms with parquet floors, good offices, including kitchen with "Cook an heat" range supplying hot water for the two baths, lavatory basins (in four bedrooms, cloakroom and bathrooms) and radiators; butler's pantry, larder, etc.; six bed and dressing rooms (four fitted with hanging wardrobes); electric light and power, gas, Co.'s water, main drainage; garden 100ft. by 280ft. More land can be had. Ample room for garage.—Highly recommended by PRICKETT & ELLIS, as above.

BOURNEMOUTH:

JOHN FOX, F.A.I.
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FOX & SONS

LAND AGENTS, BOURNEMOUTH.

DEVONSHIRE

FOUR MILES FROM EXETER.

FOX & SONS are favoured with instructions to offer for SALE by AUCTION, in 20 Lots, at the Rougemont Hotel, Exeter, on Friday, June 19th, 1925, at 2.30 p.m. precisely (unless previously Sold Privately), the

FREEHOLD RESIDENTIAL AND AGRICULTURAL ESTATE, known as the

HALDON ESTATE.

Including the Georgian Mansion, suitable for school or institution and known as the

"HALDON HOUSE,"

containing 28 bed and dressing rooms, five bathrooms, four reception rooms, billiard room, offices; stabling; central heating, electric lighting, abundant water supply, excellent drainage.

BEAUTIFUL GARDENS AND GROUNDS. Picturesque gardener's cottage.

PRIVATE CHAPEL.



SOUTHAMPTON:

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Telegrams:
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THE FERTILE PARK PASTURELAND and the surrounding valuable rich meadow, pasture and arable enclosures, all supplied with abundant water and essential shade and affording the finest quality feed for cattle and sheep, some being equal to the celebrated Exminster Marshes. A portion of the Mansion (if not Sold) and the commodious stabling and outbuildings, with about 94 acres of pastureland, will be offered separately, thus forming a FIRST-CLASS DAIRY FARM.

Also the highly productive WALLED GARDENS, with valuable vineries, extensive glasshouses and picturesque thatched House, in all nearly six acres. Two cottages; numerous small holdings, varying in acreage from 9 to 68 acres; the whole covers an area of about

551 ACRES.

Vacant possession of the Mansion, grounds, gardens and lands in hand will be given on completion.—Solicitors, Messrs. ELLISON and Co., Cambridge. Auctioneers, Messrs. FOX and SONS, Bournemouth and Southampton.



ON THE BORDERS OF KENT AND SUSSEX
300FT. UP.

TO BE SOLD, this interesting OLD MANOR HOUSE, recently redecorated and fitted with all modern conveniences; nine bedrooms, bathroom, three reception rooms, kitchen and offices; central heating, telephone, private electric light plant, Company's water; cottage, garage for two cars, stabling; beautiful ornamental gardens, including tennis court, kitchen gardens, orchard, paddock, etc.; the whole comprising about SIX ACRES.

PRICE £4,750, FREEHOLD.

Fox & SONS, Land Agents, Bournemouth.



HAMPSHIRE.

Occupying a delightful position, high up, on the borders of the New Forest.

TO BE SOLD, this exceptionally attractive FREEHOLD RESIDENCE, approached by carriage drive, and standing well back from the road; five bedrooms, dressing room, bathroom, three reception rooms, kitchen and offices; stabling, garage; Company's water, modern drainage. The pleasure grounds are well timbered and include full-sized tennis court, flower, fruit and kitchen gardens, rose garden, paddock, the whole comprising about TWO ACRES.

PRICE £2,500, FREEHOLD.

Fox & SONS, Land Agents, Bournemouth.



SOUTH HAMPSHIRE.

Occupying a delightful position on the coast with open sea views.

TO BE SOLD, the above charming old-fashioned RESIDENCE, containing seven bedrooms, three bathrooms, three reception rooms, kitchen and complete offices; central heating; Company's gas and water, main drainage, garage; well matured gardens and grounds extending to the cliff edge, the whole comprising about

ONE-AND-A-HALF ACRES.

PRICE £3,750, FREEHOLD.

Fox & SONS, Land Agents, Bournemouth.



SOUTH HAMPSHIRE COAST.

One-and-a-half miles from New Milton Station, on the Southern Ry. main line; within easy reach of the New Forest.

FOR SALE, this valuable FREEHOLD RESIDENCE, occupying a healthy position and filled with all up-to-date conveniences; eleven bed and dressing rooms, two bathrooms, three reception rooms, servants' hall, kitchen and complete offices; Company's gas and water, telephone; excellent cottage, garage. The charming pleasure gardens and grounds include lawns, tennis lawn, kitchen garden and orchard, and extend in all to about

FOUR-AND-A-HALF ACRES.

PRICE £7,500, FREEHOLD.

Fox & SONS, Land Agents, Bournemouth.



DORSET.

Six miles from Bournemouth; quite close to eighteen-hole golf course.

TO BE SOLD, this delightful modern Freehold COUNTRY RESIDENCE, lying well back from the main road in its own matured grounds. Eight bedrooms, bathroom, three reception rooms, lounge hall, excellent offices; Company's gas and water, telephone, modern drainage, garage, outbuildings. The gardens surrounding the House are nicely laid out with a variety of matured trees and shrubs, and include tennis lawn, croquet lawn, rock garden with lily pond, kitchen garden; the whole embracing an area of about

TWO ACRES.

REDUCED PRICE £3,500, FREEHOLD.

Fox & SONS, Land Agents, Bournemouth.



SOUTH HAMPSHIRE.

Two-and-a-half miles from Lymington, six miles from Brockenhurst.

TO BE SOLD, this interesting old-fashioned COUNTRY RESIDENCE, in excellent order throughout, and containing seven bedrooms, bathroom, three reception rooms, kitchen and complete domestic offices; Company's water, modern drainage, wired for electric lighting; garages for two cars, four-roomed lodge; the well-matured gardens and grounds extend to an area of over TWO ACRES, and include flower and kitchen gardens, orchard, grassland.

PRICE £3,200, FREEHOLD.

Fox & SONS, Land Agents, Bournemouth.



ON THE COTSWOLDS.

About 550ft. up. Three miles from Stroud.

TO BE SOLD, this interesting stone-built Georgian RESIDENCE, in excellent repair throughout and commanding magnificent views. Twelve bedrooms, three bathrooms, four reception rooms, kitchen and complete offices; central heating, acetylene gas, telephone; entrance lodge, three cottages, stabling, garage, outbuildings. The grounds are picturesque and well-timbered and include tennis and croquet lawns, kitchen garden, coppices and grassland, the whole extending to about

41 ACRES.

PRICE £8,000, FREEHOLD.

Or would Sell with less land if desired.—FOX & SONS, Land Agents, Bournemouth.



SHRUBS HILL, LYNDHURST.

FOX & SONS are favoured with instructions to offer for SALE by AUCTION on the premises, on Tuesday, May 26th, 1925, unless previously disposed of privately, the highly attractive and well-known Freehold Residence,

SHRUBS HILL, LYNDHURST.

In the heart of the New Forest. The comfortable old-fashioned House contains ample accommodation for a family, and is fitted throughout with electric light from own plant; excellent stabling, two cottages, and about

23 ACRES

of beautiful gardens and grounds, part of which can be utilised as a building estate if required, without detriment to the remainder of the property; vacant possession on completion.

The valuable contents of the residence will be sold on the two following days.

Particulars and conditions of sale may be obtained of the Solicitors, Messrs. CRAWLEY, ARNOLD & Co., 1, Dean's Yard, Westminster, London, S.W. 1; or of the Auctioneers, 44-50, Old Christchurch Road, Bournemouth and branch offices.

FOX & SONS, BOURNEMOUTH (SEVEN OFFICES); AND SOUTHAMPTON.

Telephone: Grosvenor 1671.
Estate Agents and Surveyors.

DIBBLIN & SMITH

(T. H. & J. A. STORY.)

106, MOUNT STREET,
LONDON, W. 1.



SUSSEX COAST
QUEEN ANNE PERIOD HOUSE.

TWELVE BED. THREE BATH. LOUNGE HALL.
FOUR RECEPTION.
GARAGE. STABLING.
COTTAGE.
MAGNIFICENT VIEWS.
FREEHOLD FOR SALE.

Owner's Agents, DIBBLIN & SMITH, as above.



ELECTRIC LIGHT.
CO.'S WATER. MAIN DRAINAGE.
CENTRAL HEATING.
OAK PANELLING & FLOORING.
BEAUTIFUL WALLED-IN GARDENS.
Grass and hard tennis courts.
TWO-AND-A-HALF ACRES.

EAST SUSSEX

300FT. UP. SAND AND ROCK SOIL.



UNRIVALLED SOUTHERN VIEWS.
COUNTRY HOUSE
OF MEDIUM PROPORTIONS.
Ten bed, three bath, lounge hall, three reception rooms.
Garage. Stabling. Cottage. Farmery.
ELECTRIC LIGHT. CO.'S WATER.
MAIN DRAINAGE.
CENTRAL HEATING. INDEPENDENT HOT WATER.
Charming gardens, ornamental lake; about
NINETEEN ACRES.
FREEHOLD, REDUCED TO 9,000 GUINEAS.
Further cottages and land available.
Sole Agents, DIBBLIN & SMITH, as above.

BUCKS. CHILTERN

600FT. UP. EXCELLENT TRAINS.



REALLY PRETTY AND WELL-BUILT
MODERN HOUSE (sixteen years old), in an enviable
situation.
Square hall, three reception, nine bedrooms, two bathrooms.
ELECTRIC LIGHT. CENTRAL HEATING.
CO.'S WATER. MAIN DRAINS. GARAGE.
BEAUTIFUL VIEWS.
Secluded grounds, tennis and five courts.
FREEHOLD, £3,800 ONLY.
Personally recommended by DIBBLIN & SMITH, as above.

SOUTH COAST

WITH GLORIOUS SEA VIEWS.



CHARMING OLD-WORLD HOUSE in a
picked position.
Lounge hall, dining, double drawing room, seven beds,
bathroom.
Electric light. Main drainage. Stabling. Garage.
EXCELLENT COTTAGE.
Well-timbered and beautiful garden and meadowland
of over
SEVEN ACRES.
Fishing, hunting and golf.
FOR SALE, FREEHOLD.
Apply to DIBBLIN & SMITH, who can personally recom-
mend the property.

WHATLEY, HILL & CO.

AGENTS FOR COUNTRY HOUSES & ESTATES.

SUSSEX. TO LET.



A CHARMING STONE-BUILT COUNTRY
HOUSE, standing high in the centre of St. Leonard's
Forest on green sand, with views to the South Downs;
south aspect; sitting hall, three reception rooms, servants'
hall, seven bedrooms, bathroom; good water supply,
modern drainage, central heating; garage, stabling and
two cottages; well-timbered grounds, kitchen garden,
orchard, tennis court, pasture and woodland; about
110 acres in all. The Lease has about nine years unexpired
at a rent of £206 10s. per annum. Considerable income
obtainable from land let off and sale of fruit. Moderate
prices accepted for Lease to include all improvements.
House in excellent repair.—Messrs. WHATLEY, HILL and
CO., 2, Ryder Street, St. James's, S.W. 1. (Folio 8225.)

HAMPSHIRE AND SOUTHERN COUNTIES

including
SOUTHAMPTON AND NEW FOREST DISTRICTS.

WALLER & KING, F.A.I.,
ESTATE AGENTS,
THE AUCTION MART, SOUTHAMPTON.
Business Established over 100 years.

'Phone:
KENS. 8300
(two lines)

BERRYMAN & GILKES

2, HANS ROAD, BROMPTON ROAD, S.W. 3.



INVERNESS-SHIRE.

ATTRACTIVE ISLAND ESTATE on the WEST
COAST to be SOLD, by direction of the Trustees of the
late Sir DONALD CURRIE, G.C.M.G. The ISLAND OF
SCALPAY and THREE SMALLER ISLANDS, extending
in all to 6,500 acres or thereby. This forms a splendid
Residential, Sporting and Farming Property, having many
and varied attractions, including grouse and excellent winter
shooting, loch trout fishing and some deer-stalking. There
are facilities for yachting (with anchorage) and boating, and
there is good sea fishing. The Mansion House is a handsome
and well-built modern Residence, in excellent order, com-
manding magnificent views. To be exposed to Public ROUP
within Dowell's Rooms, 18, George Street, Edinburgh, on
Wednesday, June 3rd, at 2 p.m., at the UPSET PRICE OF
£5,000.—For further information apply to Mr. G. M. FRASER,
National Bank Buildings, Portree; or to Messrs. MACKENZIE
and KEMACK, W.S., 9, Hill Street, Edinburgh, who have the
titles and articles of Roup.

SURREY AND SUSSEX BORDERS

ONE MILE HORLEY STATION.

THIS CHARMING OLD FARMHOUSE,
having a quantity of old oak, probably over 200
years old, now modernised and added to, has two recep-
tion, bath, five or six bed and dressing rooms, up-to-date
domestic offices. GARAGE SMALL FARMERY: COM-
PANY'S WATER, GAS LIGHTING INDEPENDENT
HOT WATER SUPPLY, MODERN DRAINAGE.

DELIGHTFUL GARDENS,
ORCHARD AND Paddock. In all nearly
THREE ACRES.

FOR SALE, FREEHOLD, Privately, or by AUCTION
at an early date. More land available, if required.

Full particulars of the Auctioneers,
BERRYMAN & GILKES, as above.

EARLY VACANT POSSESSION.
IN THE MIDST OF A FIRST-RATE SPORTING
DISTRICT.

MOREBATH, DEVON.

SALE of a very choice RESIDENCE with grounds and
about 40 acres of prolific meadow and pastureland.

KNOWLMAN & SONS have been favoured with
instructions from the owner, P. R. HENSON, Esq., to
offer for SALE by AUCTION, at the Palmerston Hotel,
Tiverton, Devon, on Tuesday, June 16th, 1925, at 3.30 p.m.,
the excellent RESIDENTIAL ESTATE known as

"VELTHAMS."

occupying a charming position 500ft. above sea level, with
lovely views of the surrounding country.—Detailed particu-
lars may be obtained from the Auctioneers, Culmstock,
Devon, or from Messrs. HOLE & PUGSLEY, Solicitors, Tiverton,
Devon.

Telephone: Regent 7500.
Telegrams:
"Selanlet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., viii. and xxv.)

Branches: **Wimbledon**
Phone 8
Hampstead
Phone 2 27

BY ORDER OF THE TRUSTEES OF JOHN N. MAPPIN, DECEASED.

EPSOM DOWNS RACE COURSE AND GOLF CLUBS WITHIN EASY REACH.

THE VERY ATTRACTIVE AND IMPORTANT FREEHOLD RESIDENTIAL PROPERTY.

HEADLEY PARK, EPSOM, SURREY

IN GLORIOUS POSITION, 500FT. UP, AND COMMANDING FINE VIEWS.



A LUXURIOUSLY APPOINTED
RESIDENCE,
approached by long drives, and on only
two floors, comprising
Lounge hall,
Billiard room,
Five reception rooms,
Grand and secondary staircases,
Eleven bedrooms,
Nursery suite of four rooms,
Four bathrooms,
Complete domestic offices.
CENTRAL HEATING.
OWN ELECTRIC LIGHT.
COSTLY PANELLING AND FITMENTS.
Two lodges, three cottages,
garages, stabling, farmery, etc.
LOVELY PLEASURE GROUNDS
walled gardens, orchard, woodland and
park; in all about
99 ACRES.
WITH VACANT POSSESSION.



TO BE SOLD BY AUCTION, AT THE ST. JAMES' ESTATE ROOMS 20, ST. JAMES' SQUARE, S.W.1, ON TUESDAY, JUNE 9TH, AT 2.30 P.M. (UNLESS PREVIOUSLY SOLD).
Solicitor, W. G. A. EDWARDS, Esq., 3, Coleman Street, E.C.2.
Particulars and plans from the Auctioneers.
HAMPTON & SONS, 20, St. James' Square, S.W. 2.



GUILDFORD

Ten minutes' walk from station; golf courses within easy reach.
THE VERY CHOICE AND WELL-PLACED FREEHOLD RESIDENTIAL PROPERTY.

"MILLMEAD HOUSE."

On the outskirts of the old town, in a most delightful position, commanding pretty views over the Wey Valley. The **GEORGIAN HOUSE** is approached by long drive, and contains entrance hall, three reception rooms, two staircases, eight bed and dressing rooms, nurseries, servants' accommodation, three bathrooms, and offices; Company's electric light, gas, and water, main drainage, central heating, telephone; large garage, stabling, chauffeur's accommodation; lovely old gardens, fully established, fruit and vegetable garden; in all nearly

FOUR-AND-A-HALF ACRES.

Also two excellent **BUILDING SITES**, with road and river frontages, suitable for the erection of gentlemen's residences. WITH VACANT POSSESSION.
To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 16th, at 2.30 p.m. (unless previously sold), in one or three Lots.—Solicitors, Messrs. MACDONALD & STACEY, 2 and 3, Norfolk Street, Strand, W.C.—Particulars from the Auctioneers.
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



NORTHWOOD

430FT. UP. GRAVEL SOIL. SOUTH ASPECT.

FOR SALE, FREEHOLD.

WELL-BUILT MODERN RESIDENCE.

In delightful grounds of about

TWO-AND-THREE-QUARTER ACRES,
with tennis lawns, etc.

GOOD HALL, THREE RECEPTION, TWO BATHS, NINE BED AND DRESSING ROOMS, COMPLETE OFFICES. GARAGE, ETC.
ELECTRIC LIGHT. COMPANY'S WATER. TELEPHONE. MAIN DRAINAGE.

Strongly recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



HERTS

280ft. up, southern aspect, delightful views, dry soil; nineteen miles from Town, pretty country between RICKMANSWORTH AND CHORLEY WOODS.

"LOUDWATER RIDGE."

ARTISTIC HOUSE with accommodation on two floors only, drive with courtyard, containing six principal and secondary bedrooms, two bathrooms, hall, and garden corridors, three reception rooms, tea terrace, ample offices.

GARAGE. CHAUFFEUR'S ACCOMMODATION, ETC.
Beautiful terraced gardens, kitchen garden and orchard; in all about

TWO ACRES.

Panelling, oak and tiled floors, wellgrates, leaded light windows, central and independent heating system, Company's water, petrol gas, telephone.

ALSO A WOODED FREEHOLD BUILDING SITE OF OVER

TWO-AND-A-HALF ACRES.

To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 16th, at 2.30 p.m. (unless previously sold)

Privately, in one or two Lots.
Solicitors, Messrs. STONES, MORRIS & STONE, 41, Moorgate, E.C. 2.—Illustrated booklet from the Auctioneers.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



BOURNE END

Three-quarters of a mile from station; within easy reach of golf course.
THE ATTRACTIVE AND COMFORTABLE FREEHOLD FAMILY RESIDENCE, known as

"FAIR HOME,"

BUCKS.

In high and secluded position, commanding lovely views, containing three reception rooms, two staircases, ten bed and dressing rooms, bathroom, and domestic offices.

COMPANY'S ELECTRIC LIGHT, GAS AND WATER. TELEPHONE.

SITE FOR GARAGE. HEATED GLASSHOUSES.

Charming and old established grounds of over TWO-AND-A-QUARTER ACRES.

WITH VACANT POSSESSION.

HAMPTON & SONS (in conjunction with Messrs. HAMNETT, RAFFETY and Co., will SELL the above by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 30th, at 2.30 p.m. (unless previously sold).—Solicitors, Messrs. GODDEN, HOLME & WARD, 34, Old Jewry, E.C. 4.—Particulars from the Auctioneers, HAMNETT, RAFFETY & Co., 30, High Street, High Wycombe; and

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

Offices: 20, ST. JAMES' SQUARE, S.W. 1.

Telephone: Regent 7500.
Telegrams: "Selanby, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., viii. and xxiv.)

Branches: (Wimbledon 'Phone 80
Hampstead 'Phone 2727)



A GEM. BEAUTIFULLY SET IN THE HEART OF THE SURREY HILLS SEVENTEEN MILES BY ROAD FROM TOWN.

HAMPTON & SONS are appointed Sole Agents for the SALE of an exquisite little PROPERTY of either FOUR-AND-A-HALF, SIX, OR NINE-AND-A-HALF ACRES, carrying a wonderfully picturesque and unusually well-found Residence of the Bijou type. Few but large rooms (two bathrooms, fine lounge, etc.), and most economic of upkeep.

LODGE AT ENTRANCE. COTTAGES IF WANTED. Capital garage, splendid hard court, miniature golf course, delightful wood, very pretty "one-man" grounds, rose garden, fish pond and fountain, yew walk, etc. Inspected and very strongly recommended.

The valuable and appropriate Furniture and effects can be purchased if desired.
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (S 31,270.)



IN THE HEART OF THE COTSWOLDS

STRONGLY RECOMMENDED FROM INSPECTION.

£4,000.—For SALE, a delightful old stone-built Cotswold HOUSE, close to charming village in a splendid social and hunting centre and three miles from noted links. Well appointed and in first-rate order, the HOUSE contains

SEVEN OR EIGHT BED, TWO BATH AND FOUR RECEPTION ROOMS, FIRST-RATE OFFICES, ETC.

ELECTRIC LIGHT. CENTRAL HEATING. WATER BY GRAVITATION.

Two excellent cottages. Really good stabling. Farmery.

Very pretty old grounds and useful paddocks; in all over SEVEN ACRES.

INTERSECTED BY TROUT STREAM.

Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

(W 30237A.)

HERTS AND BUCKS BORDERS 24 MILES FROM TOWN.



A CHARMING COUNTRY RESIDENCE.

Lounge hall, four reception rooms, billiard room, eleven bedrooms, three baths, excellent domestic offices with servants' hall; ample garage accommodation with chauffeur's flat over. ELECTRIC LIGHT, COMPANY'S GAS AND WATER.

Delightful grounds and park-like pasture; twelve acres. Vacant possession.

PRICE, FREEHOLD, £6,000.

Or with farmery, bailiff's house, cottage and 55 acres, £9,000.—Particulars from Messrs. W. BROWN & Co., Land Agents, Hemel Hempstead, Herts; or

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (R 781.)



HERTS

300ft. above sea level, enjoying pretty views, and within easy reach of Knebworth Golf Course.

"BERKELEY"

LONDON ROAD, STEVENAGE.

BLOU FREEHOLD FAMILY RESIDENCE. containing five bedrooms, a dressing room, two staircases, bathroom, two reception rooms, business room and usual offices.

GARAGES. STABLING. GREENHOUSES, etc. Mellowed brick wall to perfectly kept gardens, also meadow suitable for another Residence; in all over THREE ACRES. Company's gas and water. Main drainage.

VACANT POSSESSION. To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 16th, at 2.30 p.m. (unless previously Sold).—Solicitor, W. C. E. BRIGALL, Esq., Stevenage Herts. Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

RICHMOND, SURREY

Under three-quarters of a mile from station. The park, bridge, and river promenade are all within easy reach.

THE ATTRACTIVE AND WELL-ARRANGED FREEHOLD RESIDENCE,

"KINGSTON LODGE,"

occupying a pleasant and convenient position in King's Road, well removed from main traffic, and containing dining room, double drawing room, seven bedrooms, two bathrooms, and offices. COMPANY'S ELECTRIC LIGHT, GAS AND WATER, MAIN DRAINAGE, TELEPHONE. Tastefully arranged garden, with crazy stone paving.

WITH VACANT POSSESSION.

To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 23rd, at 2.30 p.m. (unless previously Sold).—Solicitors, Messrs. ARMITAGE CHAPPEL & Co., 6, Great St. Helen's, E.C. Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

BEMBRIDGE

CHARMING LITTLE PROPERTY IN IDEAL SITUATION.

SLE-OF-WIGHT (close to the beach).—For SALE, an attractive and well-built RESIDENCE.

SITTING HALL, TWO RECEPTION ROOMS, SEVEN BEDROOMS, BATH-ROOM.

GAS AND COMPANY'S WATER. MAIN DRAINAGE. Garage and outbuildings, cottage.

GROUND OF ABOUT ONE ACRE.

INCLUDING TENNIS LAWN AND VEGETABLE GARDEN.

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (H 25079A.)

HAMPSHIRE

BETWEEN HASLEMERE AND PETERSFIELD.
ADJOINING BEAUTIFUL COMMONLANDS.



Excellent designed modern
HOUSE

In fine position on hillside, high up with grounds dropping in terraces to charming small lake.

THREE LARGE RECEPTION ROOMS, EIGHT GOOD BED-ROOMS, TWO DRESSING ROOMS, TWO BATHROOMS.

Company's water, telephone; garage with rooms; beautiful and well-timbered grounds with two tennis lawns, good kitchen garden, etc.

OVER NINE ACRES.

OFFERED AT BARGAIN PRICE FOR QUICK SALE.

ONLY £4,000 FREEHOLD.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

(H 13,612.)



FINEST POSITION

TEN MILES NORTH.

ON A RIDGE OF A HILL. WITH MAGNIFICENT VIEWS.

FOR IMMEDIATE SALE, FREEHOLD.—A charming old GEORGIAN HOUSE, 450ft. up, amid delightful surroundings yet close to Town, in about 35 acres beautifully timbered old grounds, with lodge entrance. Lounge with central hall, fine suite of reception rooms, music or billiard room, three bathrooms, fifteen bed and dressing rooms, servants' hall, etc.

SUPERBLY DECORATED AND FITTED.

CENTRAL HEATING. ELECTRIC LIGHT. TELEPHONE, etc.

STABLING, GARAGE, COTTAGE AND ROOMS, FARMERY, ETC.

Valuable contents can also be purchased. Very strongly recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (M 28,510.)

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

PRELIMINARY ANNOUNCEMENT. BY DIRECTION OF F. SAMPSON, ESQ.

SURREY

Ten minutes' walk from Windsor Great Park; one mile from Egham Station (S. Ry.).
THE FREEHOLD RESIDENTIAL PROPERTY,
LITTLE ST. ANNE'S, ENGLEFIELD GREEN.



Occupying a pleasant secluded position on rising ground, and enjoying wide views extending for many miles. The HOUSE contains hall, billiard and three reception rooms, ten bedrooms, three bathrooms and offices.

COMPANY'S ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE. GAS AND WATER.
Entrance lodge. Chauffeur's rooms. Garage and stabling.
WELL-KEPT PLEASURE GROUNDS, containing many specimen trees and shrubs, and including tennis lawn, wilderness walks and partly walled fruit garden, with heated glasshouses; good paddock; gravel soil; in all about

SIX ACRES.

To be offered for SALE by AUCTION, in the Hanover Square Estate Room, at an early date (unless previously disposed of Privately).
Solicitors, Messrs. SKELTON & RUST, 1, Lincoln Inn Fields, W.C. 1.
Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

WEST SUSSEX

IN A DELIGHTFUL PART OF THE COUNTY.

TO BE SOLD.
THIS WELL-BUILT RESIDENCE.



erected about 100 years ago of local stone, occupying a secluded position and commanding charming views over wooded country to the South Downs; hall, four reception rooms, eleven bed and dressing rooms, two bathrooms, housekeeper's room, servants' hall, etc.
ELECTRIC LIGHT. TELEPHONE. HOT WATER COILS.

ABUNDANT WATER SUPPLY.
Stabling for three, garage and living room, well-built lodge, farmery; sandy loam soil.
MATURED GROUNDS with fine old trees, well-kept lawns, tennis court, rose garden, herbaceous borders, kitchen garden, and meadowland; in all about

FOURTEEN-AND-A-HALF ACRES.

HUNTING. GOLF. TROUT FISHING IN DISTRICT.
Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (16,727.)

NEAR WARGRAVE

300ft. above sea level; ten minutes' walk from the Thames; good views; station one-and-a-quarter miles; two golf links within easy reach.



FOR SALE, FREEHOLD.

A THOROUGHLY WELL-BUILT, PLANNED AND FITTED
MODERN RESIDENCE.

Hall, three reception rooms, six bed and one dressing room, two bathrooms, and offices.
ELECTRIC LIGHT. CENTRAL HEATING.
COMPANY'S WATER. MODERN DRAINAGE. TELEPHONE.
Garage and outbuildings.

THREE ACRES OF FULLY STOCKED GARDENS
(specimen trees, etc.); matured orchard containing about 300 trees, two glasshouses
Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,526.)

BY DIRECTION OF THE RIGHT HONOURABLE LORD WARGRAVE.

BERKSHIRE

Within a few minutes' walk of Wargrave Station.
THE FREEHOLD RESIDENTIAL PROPERTY,
WARGRAVE HALL.

Beautifully situated on the right bank of the River Thames, with lawns stretching to the river.



Oak-panelled sitting hall, dining room and drawing room, 20 bedrooms, three bathrooms, and offices.

Electric light. Water from Company's mains. Central heating. Modern drainage.
THREE COTTAGES. GARAGE. BOATHOUSE.
MATURED GROUNDS with hard tennis court, kitchen garden, and orchard.
The Property, which is in good condition, extends to an area of about

THREE ACRES.

Also a SUPERIOR COTTAGE RESIDENCE and a SHOP in High Street, Wargrave.
To be offered for SALE by AUCTION, in conjunction with Messrs. FAREBROTHER, ELLIS & CO., in the Hanover Square Estate Room, at an early date (unless Sold Privately).
Solicitors, Messrs. SLAUGHTER & MAY, 18, Austin Friars, E.C. 2.
Auctioneers, Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. 4, and 26, Dover Street, W. 1; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

IN THE CENTRE OF THE OAKLEY HUNT

One mile from Sharnbrook Station. Nine miles from Bedford.
THE FREEHOLD HUNTING BOX, BROOKFIELD, SHARNBROOK.



A STONE-BUILT JACOBAN COTTAGE RESIDENCE, with modern additions and improvements, containing lounge hall, three reception rooms, seven bed rooms, bath-room, servants' room and offices.

PETROL GAS LIGHTING. WELL WATER. CESSPOOL DRAINAGE.
Stabling for four. Garage or coach-house and outbuildings.
OLD-WORLD GARDENS sloping to a stream; tennis lawn, flower, fruit and vegetable gardens; paddock and two enclosures of pastureland; in all about

SIXTEEN ACRES.

The property is in good order. Vacant possession on completion of the purchase.
Hunting with the Oakley, Puteley and Cambridgeshire Packs.
To be offered for SALE by AUCTION, at the Town Hall, Bedford, on Saturday, June 13th, 1925, at 2.30 p.m. (unless previously Sold Privately).
Solicitors, W. P. ARMSTRONG, Esq., Avenue Chambers, 4, Vernon Place, Southampton Row, W.C. 1.
Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

MID-SUSSEX

Four-and-a-half miles from main line station and within easy reach of the S.E.
A FREEHOLD RESIDENTIAL ESTATE OF 68 ACRES.



including an old-fashioned House, containing lounge hall, four reception rooms, billiard room (three-quarter size), twelve bed and dressing rooms, four bathrooms, etc.
ELECTRIC LIGHT. CENTRAL HEATING. COMPANY'S WATER.
Stabling for four, garage, cottage.

THE TIMBERED PLEASURE GROUNDS

are an attractive feature: tea lawn, two tennis courts, herbaceous borders, rose walks, tiled garden room, kitchen garden, and there is also a farmery. The property is in excellent order.

FOR SALE BY PRIVATE TREATY.

Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1. (18,560.)

KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., xv., and xxvii.)

Telephones:
3066 Mayfair (4 lines).
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

SURREY HILLS.

Seven minutes from station, with good train service to London.



TO BE SOLD.

A SUBSTANTIALLY-BUILT GABLED RESIDENCE of good elevation, 580ft. above sea level, and approached by short carriage sweep. Containing:

Three reception rooms, nine bed and dressing rooms, bathroom, etc.

Electric light. Company's water. Telephone.

Gardens of about two to three acres in perfect order, include tennis lawn, rose pergola, herbaceous borders and vegetable garden.

PRICE, FREEHOLD, £3,300
FOR QUICK SALE.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20 Hanover Square, W. 1. (4699.)

NEW FOREST. HUNTING SIX DAYS A WEEK.

Five minutes from golf course.



Standing high, but sheltered and approached by a drive. BRICK-BUILT AND TILED HOUSE,

erected about fifteen years ago. Three reception rooms, six bedrooms, bathroom, etc. MAIN WATER, DRAINAGE AND GAS.

Outside studio. Garage. Extensive hen houses. Tennis court, two orchards, herbaceous borders, asparagus and strawberry beds; in all about

TWO ACRES.

PRICE £3,200

including 5th prize strain pullets, all fixtures and fittings, garden requisites, etc. (19,805.)

ON THE CHILTERN HILLS.

One-and-a-half miles from station; 500ft. above sea level.



A SUBSTANTIALLY-BUILT RESIDENCE, approached by a long carriage drive, with lodge at entrance.

Four reception rooms, seven bed and dressing rooms, bathroom, etc.

Electric light. Company's water. Telephone. Garage for three cars, and other useful outbuildings.

THE GARDENS AND GROUNDS are well laid out, including tennis and croquet lawns, kitchen garden, orchard and woodland; extending in all to about

TWELVE-AND-A-HALF ACRES.

PRICE, FREEHOLD, £6,500

(OR FOR RESIDENCE WITH SMALLER AREA, £4,500.)

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (No. 19,825.)

IN THE BELVOIR HUNT.

Two miles from station. In one of the highest parts of the county.



A FREEHOLD RESIDENTIAL PROPERTY, including a substantially-built Residence, facing south; lounge hall, four reception rooms, twelve bed and dressing rooms, bathroom, etc.

Ample stabling and outbuildings.

TIMBERED PLEASURE GROUNDS, including tennis and croquet lawns, well-stocked kitchen garden, orchard and paddock, extending to

FIVE-AND-A-HALF ACRES.

Additional land can probably be purchased, if desired.

AT THE LOW PRICE OF £2,000.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1. (13,547.)

BY ORDER OF TRUSTEES.

NEAR SANDWICH AND DEAL.

Adjoining an old-world village, two miles from Sandwich Station and famous golf links, and four miles from Deal.

A GENUINE QUEEN ANNE HOUSE and about EIGHTEEN ACRES.

Panelled hall, billiard room, four reception rooms, ten bed and dressing rooms, bathroom and offices; roomy garage and stabling, four cottages.

Electric light. Central heating. Company's water.

OLD-WORLD GROUNDS with tennis lawn, kitchen gardens and lucrative orchards; sound GRASSLAND specially equipped for INTENSIVE POULTRY AND PIG FARMING.

Lease of eleven-and-a-half years unexpired at

£125 PER ANNUM,

which is covered by the returns from the orchards.

PREMIUM ASKED FOR LEASE AND IMPROVEMENTS, £2,000.

Agents, Messrs. HONEYBALL & FINN, Deal and Walmer; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1, and Ashford, Kent.

WINDSOR GREAT PARK. TO BE SOLD.



RESIDENCE, partly of red-brick with tiled roof; approached by a drive with five-roomed entrance lodge.

Lounge hall, three reception rooms, nine bed and dressing rooms, two bathrooms, usual offices.

Electric light, Company's gas and water telephone, main drainage.

STABLING FOR 20. COACHMAN'S QUARTERS.

Lawns, flower-beds, kitchen garden, meadow; in all about

TEN-AND-A-HALF ACRES.

(Six-and-a-quarter acres adjoining can be acquired.)

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,638.)

HAMPSHIRE. NEAR THE SEA.

Three minutes from main line station, and within easy reach of New Forest.



FREEHOLD RESIDENCE, situate in a favourite residential district; three reception rooms, six bedrooms, bathroom, etc.

Company's water. Main drainage. Telephone.

GARAGE.

MATURED GARDENS,

including full-size tennis lawn of about half-an-acre.

PRICE £2,700.

Further particulars. Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1. (19,786.)

FELPHAM BEACH. NEAR BOGNOR.



COMFORTABLE MODERN HOUSE.

Lounge hall, dining room, four bedrooms, bathroom, etc.

Water laid on. Large detached garage.

GARDEN WITH TENNIS LAWN.

Good golf links near.

PRICE, FREEHOLD, £1,600.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,737.)

OTTERY ST. MARY, S. DEVON.



Occupying a beautiful position, 500ft. above sea level with magnificent views of the Channel and Devonshire scenery.

THE HOUSE is brick and tiled and has central heating and petrol gas. A feature is a verandah 84ft. long; two reception rooms, six bedrooms, bathroom; garage; excellent lawn, numerous shrubs, gorse, kitchen garden, etc.; in all about

THREE-AND-A-HALF ACRES.

PRICE £2,500.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (18,200.)

KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., xv. and xxvi.)

Telephones:
3066 Mayfair (4 lines).
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

HARRODS Ltd.

Telegrams:
"Estate, c/o Harrods, London."
Branch Office: "West Byfleet."

62 & 64, BROMPTON ROAD, LONDON, S.W. 1
(OPPOSITE MESSRS. HARRODS LTD. MAIN PREMISES.)

Telephone No.:
Western One (85 lines).
Telephone: 149 Byfleet.



TAUNTON

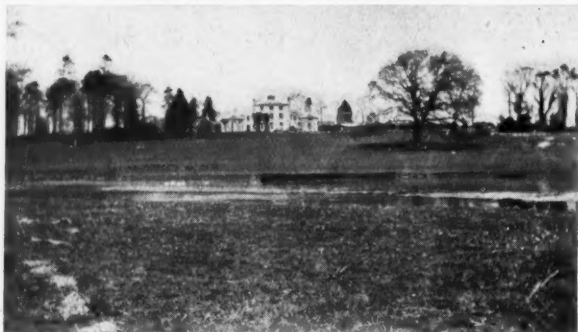
On the hills, near this famous town; standing high, and commanding panoramic views; ten minutes' walk of village, two miles from station, and eleven from county town.

CHOICE AND COMPACT HOUSE, containing lounge hall, four reception, eleven bedrooms, two bathrooms, kitchen, and complete offices.
WATER. ELECTRIC LIGHT. SEPTIC TANK DRAINAGE.
STABLING. GARAGE. FARMERY.

BEAUTIFUL GARDENS AND GROUNDS, orchard, paddock, about 22 ACRES of excellent pastureland, and 20 ACRES of heathland; in all about 48 ACRES.

PRICE, FREEHOLD, ONLY £6,000.

Hunting, polo, and golf clubs in the district. Shooting and fishing available.
HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



SALOP AND MONTGOMERY BORDERS.

CHOICE RESIDENTIAL AND AGRICULTURAL ESTATE never previously in the market. The HOUSE occupies a fine position on a southern slope, faces south, and contains three or four reception rooms, ten to twelve bedrooms, bathroom.

ATTRACTIVE GROUNDS with tennis lawn, two orchards, two kitchen gardens, shrubbery, rookery, etc.
WELL-TIMBERED PASTURELAND, intersected by a stream with trout pool; in all about 170 ACRES.

Farmbuildings. Bailiff's house. Four cottages. Stabling. Garage, etc.

PRICE £4,000 WITH ABOUT 30 ACRES, OR
£8,250 FOR WHOLE.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

ONLY £1,575.

GLOUCESTERSHIRE

HUNTING WITH THREE PACKS. CONVENIENTLY PLACED FOR WELL-KNOWN GOLF LINKS.

DESIRABLE OLD-FASHIONED TERRACED RESIDENCE.

situate in the market town; standing 400ft. up, facing south; convenient for station, shops, church, etc.

TWO RECEPTION.
SEVEN BED AND DRESSING ROOMS,
BATHROOM, KITCHEN, and
USUAL OFFICES.

COMPANY'S GAS AND WATER.
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GARDEN OF HALF-AN-ACRE.

laid out in lawns, flower beds, kitchen garden, etc.

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HUNTING WITH V.W.H. AND CRAVEN PACKS.

CONVENIENT FOR GOLF.

CAPITAL GEORGIAN RESIDENCE; six bedrooms, bathroom, drawing and dining rooms, and complete offices.

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Stabling for three. Garage. Barn and four cottages.

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HIGHLY DESIRABLE SMALL RESIDENTIAL ESTATE, in capital order, ready to walk into. Artistic RESIDENCE, standing well back from the road, approached by long carriage drive, on high ground, commanding distant views; lounge hall, three reception, small writing room, seven bedrooms, three bathrooms, capital offices; garage, stable, chauffeur's room.

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USUAL OFFICES.
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Seven bed, two bath, four reception,
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CO.'S WATER AND
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ABOUT THREE ACRES.

BOAT AND BATHING HOUSE.



SHOULD BE SEEN AT ONCE.

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Three reception rooms, nine bedrooms and two
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Constant hot water, also heating by radiators; gas and
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2,000 ACRES OF ADDITIONAL SHOOTING CAN PROBABLY BE ARRANGED.
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AN HISTORICAL TUDOR MANOR HOUSE, in faultless order, containing innumerable features of interest and seated in terraced gardens of world-wide renown. The accommodation includes lounge hall, four reception rooms, seventeen bed and dressing rooms, two bathrooms, splendid offices; central heating, main drainage.

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WONDERFUL OLD GARDENS, with ancient clipped yew hedges, avenues and topiary work, mellowed stone terraces, undulating lawns, walled kitchen garden and glass, well-timbered park, 270 acres of valuable woodland, affording some of the finest shooting in the country; in all

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40 miles from London, six Tunbridge Wells.

A GENTLEMAN'S COUNTRY SEAT OF DIGNITY.

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TWO COTTAGES. FARMERY.

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A BEAUTIFULLY APPOINTED MODERN RESIDENCE, containing central lounge hall, four reception rooms (three panelled), loggia, twelve bed and dressing rooms, two bathrooms, boxrooms, etc.

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Panelled hall, three charming reception rooms, beamed music room 60ft. by 20ft. (with organ if desired), six family bedrooms, two bathrooms, guests' and servants' bedrooms in annexe, ample offices; electric light, central heating, main water, 'phone.

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STABLING FOR THREE. GARAGE. EXCELLENT OUTBUILDINGS.

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26 MILES TOWN.

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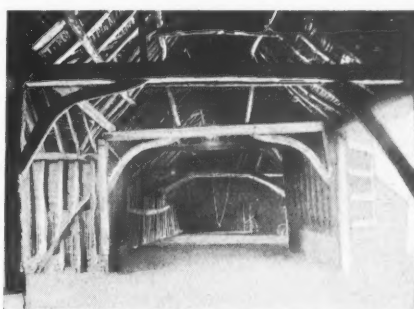
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FOUR ACRES

With tennis and orchard.

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With magnificent views to
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GENUINE XVIIITH CENTURY.

A delightfully comfortable old-world
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Reception hall.

Three fine reception rooms.

Five bedrooms.

Large bathroom and

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MODERN DRAINAGE.

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in all.

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CENTRAL HEATING. TELEPHONE.
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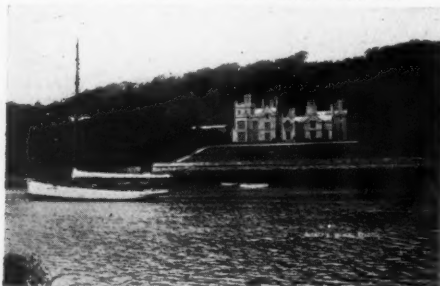
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GLYN GARTH PALACE (opposite Bangor; until
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anchorage for yachts of large tonnage immediately in front
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REPLICA OF OLD STONE COTTAGE.

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IN FAVOURED CENTRE.

CONVENIENT TO SEVERAL PACKS.

Five bedrooms (two 18ft. square).
Bathroom.
Drawing room (36ft. by 19ft.).
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Usual offices.

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TENNIS COURT.

FURNITURE CAN BE TAKEN OVER.

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Between Maidenhead and Windsor, two miles main line station; near golf and the Thames.



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THIS REMARKABLY ATTRACTIVE
FREEHOLD RESIDENTIAL PRO-
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Queen Anne or early Georgian period, up to
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about fifteen bedrooms, six well-appointed
bathrooms, suite of panelled reception rooms,
billiard room, large inner and outer halls.

LOVELY OLD GROUNDS,

with magnificent cedar and other forest trees;
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TO BE LET, Unfurnished, with possession, Septem-
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COUNTRY RESIDENCE, about twelve miles from
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650ft. up. Adjoining the lovely Hindhead Commons.
For SALE Privately, or by AUCTION on June 4th.

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AN ATTRACTIVE COUNTRY RESIDENCE.—
Three reception, six bedrooms, bath, usual offices;
Co.'s water, electric light, modern drainage, telephone;
garage and stabling; tennis court, rock garden, kitchen
gardens, charmingly arranged, one acre, two roads, fourteen
poles in extent; lovely sunny position, secluded but not
isolated.—Illustrated particulars of **REGINALD C. S.**
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This very charming and perfect small COUNTRY RESIDENCE (an old Devon farmhouse remodelled and modernised) with a few large rooms. Two reception rooms (one measuring 47ft. by 22ft.), six bedrooms, bath (h. and c.); easy to work and inexpensive to maintain; in a picked position with south aspect and commanding exquisite views, in glorious natural grounds sloping to the river bank, affording THREE-QUARTERS OF A MILE OF PRIVATE TROUT FISHING, and with rich pasture-land, woodlands and orcharding; in all about

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GOOD STABLING, GARAGE, FARMBUILDINGS, etc. Hunting. Shooting. Golf.

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SOMERSET, TAUNTON VALE.—PEDIGREE STOCK FARM.—For SALE, one of the best Farms in Somerset; about 180 acres, half arable; perfect equipment; electric light and water in all buildings. Small House of XVIIth century, with all conveniences.—Apply "A 6082," c/o COUNTRY LIFE OFFICE, 20, Tavistock Street, Covent Garden, W.C.2.

2,000 GUINEAS, FREEHOLD.

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Ten miles from City and West End.



SMALL DETACHED RESIDENCE, standing in own ground, substantially built in red brick and slate; pleasant situation; well-laid-out garden, with fruit trees, sloping lawn, etc.; GARAGE (side gates); oak lounge hall, two reception, three bedrooms, kitchen, etc., bathroom (h. and c. service). CENTRAL HEATING, Co.'s gas and water, telephone; in perfect state of repair. Or might consider Let on Lease to good tenant at £150 per annum. For appointment to view, address C. W. COOKE, Finsbury Pavement House, London, E.C.

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Eight bed and dressing rooms.
Bathroom.
Lounge hall.
Three reception rooms.
Complete DOMESTIC OFFICES.



Electric light.
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Modern drainage.
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Conservatory,
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A MODERN COUNTRY HOUSE OF CHARACTER, facing south, and occupying an unequalled position amidst a paradise of woodland scenery. 450FT. ABOVE SEA LEVEL. The profusely timbered grounds of about

FOUR ACRES.

are unique in their matured cultivation amidst the heather, fir and silver birches. They include tennis lawn, flower and kitchen gardens, and in their entirety possess considerable charm and attraction.

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Vacant possession on completion of purchase. Tenant's fixtures and electric light plant by valuation.

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An attractive Freehold
RESIDENTIAL AND AGRICULTURAL PROPERTY
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GRAFTONBURY ESTATE.

Two miles from the City of Hereford and River Wye, comprising

CHARMINGLY SITUATED RESIDENCE, with spacious rooms and modern conveniences; picturesque grounds, two cottages, parklike meadows, farmhouse and buildings; in all about

98A. 1R. 16P.

which will be offered for SALE by AUCTION (unless previously Sold Privately) by

H. K. FOSTER & GRACE, in conjunction with DRIVERS, JONAS & Co., at the Law Society's Rooms, Hereford, on Wednesday, May 27th, 1925, at three o'clock. Particulars of the Solicitors, Messrs. BURTON, YEATES & HART, 23, Surrey Street, London, W.C. 2; of the Auctioneers, 26, Broad Street, Hereford; also at Albion Chambers, Ross-on-Wye; and 7, Charles Street, St. James' Square, London, S.W. 1.

Sale No. 7,123.
ON THURSDAY, JUNE 11TH, 1925.

WORCESTERSHIRE.

THE WOOD NORTON ESTATE.

Formerly the Property of the DUC D'ORLEANS.

About two miles from Evesham and within easy distance of Birmingham and the Midlands.

The splendid and well-appointed MANSION, with about 683 ACRES of ACCOMMODATION LAND, SPORTING WOODLAND and ROUGH PASTURE, with BAILIFF'S RESIDENCE, STABLING, SHOOTING LODGE, and COTTAGES, DIVIDED INTO ELEVEN LOTS. Also SPORTING WOODLAND and GAME COVERTS, HIPTON HILL. Area 86 ACRES, in TWO LOTS.

MESSRS.

LUDLOW, BRISCOE & HUGHES will SELL the above by AUCTION, at The GRAND HOTEL, BIRMINGHAM, on

THURSDAY, JUNE 11TH, 1925,

at 4.30 p.m., in THIRTEEN LOTS.

REMARKS. This is the final dispersal of the remainder of a great Estate, and affords a unique opportunity of acquiring a fine Country House at a break-up price and for speculators and others to buy sporting lots at a very low figure. Possession on completion.

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Illustrated particulars and plans may be obtained from the Auctioneers, 19, Temple Street, Birmingham.

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MEIFOD (Montgomeryshire).—For SALE by Private Treaty, with immediate possession, the delightful small RESIDENCE known as "PLAS DYFFRYN," standing in its own charming grounds, with lawns, gardens and outbuildings, and 36 acres of excellent pastureland and woodland, situate in the midst of one of the loveliest valleys in North Wales, with unrivalled scenery and excellent sporting facilities, within easy access of Oswestry, Welshpool, Shrewsbury and the North Wales Coast. The accommodation comprises entrance hall, three reception rooms, six bedrooms, dressing room, bathroom and lavatory, attics and domestic offices; excellent sanitary arrangements, good water supply, electric light.—For further particulars and order to view apply MORRIS, MARSHALL & POOLE, Auctioneers and Estate Agents, Welshpool.

TO LET, "WYCLIFFE HALL" (N. R. YORKS.)
Adjoining River Tees.

TO LET, on Lease, from August 2nd next, delightful COUNTRY RESIDENCE AND SPORTING ESTATE, situated in the centre of the Zetland Hunt country.

House: Central heating, electric light, telephone, and excellent water supply; five reception, billiard room, fourteen bedrooms, bathrooms, etc., housekeeper and servants' rooms, laundry; ample stabling and garage accommodation.

Grounds: Pleasure and kitchen gardens, tennis lawns, greenhouses.

FIVE ACRES.

21 ACRES PADDOCKS. THREE COTTAGES.

SHOOTING: 3,000 acres (woodlands 66 acres), excellent partridge and pheasant shooting.

HUNTING: Zetland Hounds and Lartington Harriers.

FISHING: Salmon and trout River Tees, one and three-quarter miles, Hutton Beck two-and-a-half miles. Barnard Castle four-and-a-half miles, Winston Station two-and-a-half miles.

For particulars, J. A. FOXTON Burton Constable Estate Office, Swine, Hull.



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ONE OF THE MOST BEAUTIFUL POSITIONS SOUTH OF TOWN

FOUR MILES OF TUNBRIDGE WELLS, AND THREE-AND-A-HALF MILES OF MAIN LINE STATION WITH FIRST-RATE SERVICE TO LONDON IN 45 MINUTES.



AWAY FROM ALL MAIN ROADS, 400FT. ABOVE SEA LEVEL ON SANDSTONE ROCK, WITH
MAGNIFICENT PANORAMIC VIEWS.

THE SMALL BUT STATELY RESIDENCE OF THE MANOR HOUSE TYPE is gloriously placed and is the last word in modern comfort, many thousands of pounds having recently been spent upon it. It is approached by a semi-private road (Council kept) nearly a mile long and thence by two drives, the principal with LODGE ENTRANCE. The accommodation, which is exceptionally well planned, includes:

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NEW CENTRAL HEATING (RADIATORS IN EVERY ROOM). CO.'S WATER. ELECTRIC LIGHT. FIRST-CLASS DRAINAGE.
THREE EXCELLENT COTTAGES. GARAGE FOR FOUR CARS. STABLING. FARMERY, ETC.

Choice old-world GARDENS, beautifully timbered, terrace, three tennis courts, croquet lawn, rose garden, walled kitchen garden, orchard, etc.

RICH GRAZING PARK-LIKE LAND. IN ALL ABOUT 62 ACRES, FREEHOLD.

THE AGENTS ESTIMATE THE ESTATE TO HAVE COST £40,000, BUT CAN ACCEPT

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REPRESENTING UNSURPASSED VALUE IN TO-DAY'S MARKET.

MIGHT BE SOLD WITH 25 ACRES FOR £9,500.

N.B.—THE PROPERTY can be maintained with a minimum of expense, and a large staff is not required.

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COST £20,000

PRICE £5,750

SURREY (22 miles of Town; amidst unspoilt country).—This beautifully fitted HOUSE, approached by drive, and containing lounge hall, four reception, including magnificent panelled billiard room, eleven bed and dressing rooms, two bathrooms.

ELECTRIC LIGHT. CO.'S WATER. NEW DRAINAGE.

Stabling, farmery, excellent double cottage, chauffeur's rooms.

SWIMMING BATH.

LOVELY GARDENS with new En-Tout-Cas tennis court, splendid kitchen garden, stream and lake; in all about

36 ACRES.

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CENTRAL HEATING. MAIN DRAINAGE.

Stabling and garage, living rooms and cottage. Strikingly ATTRACTIVE OLD GROUNDS, including full-size tennis lawn, flower and kitchen gardens, pasture-orchard, grassland, etc.; in all

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CHARMING SMALL PROPERTY.

20 ACRES. £3,250

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Magnificent situation, 700ft. up on sandy soil, and two miles from Tintern.



A PICTURESQUE OLD COTTAGE RESIDENCE: lounge hall, two other reception, four or five beds, bath (h. and c.), etc.

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Lovely old grounds, two orchards, and grassland; in all

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HERTS.

400FT. UP. GRAVEL SOIL. SOUTH ASPECT.



A CHARMING OLD-WORLD RESIDENCE

in a delightful spot and in excellent order throughout.

Rich with valuable XVth century oak panelling, carved oak mantels, and handsome oak staircase.

Lounge hall, three reception rooms, eight bedrooms, bath etc.

GARAGE. COTTAGE.

Electric light, main water and drains, independent hot water service.

SUPERB GARDEN, with tennis lawn, clipped yew hedges, and kitchen garden of

TWO ACRES. PRICE £5,000.

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May 10th, 1925.

Supplement to COUNTRY LIFE.

XXXV.

Telegraphic Address:
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W. B. MASON

ESTATE AGENT, WINDSOR.

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FREEHOLD ESTATE

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WEXHAM PARK WITH ABOUT 67 ACRES.

Accommodation:

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DRAWING ROOM.
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SMOKING ROOM.

NINE PRINCIPAL BED AND DRESSING ROOMS. FIVE MAIDS' ROOMS, BATHROOM, ETC.

Central heating. Good offices.

Entrance lodge and three cottages for employees.

STABLING AND GARAGE. SMALL FARMERY.

THE GROUNDS ARE

BEAUTIFULLY TIMBERED,

AND THE PARKLAND IS UNDECLATING.

ORNAMENTAL LAKE.
GRAVEL SOIL.

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NO LAND TAX OR TITHE.

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Occupying an excellent position and within one-and-a-half miles of a station; 35 minutes of Town.



AN ATTRACTIVE FREEHOLD COUNTRY HOUSE,
IN A DELIGHTFUL RURAL POSITION ADJOINING WINDSOR
GREAT PARK.

Approached by a carriage drive, the accommodation comprises

Eleven bed and dressing rooms, three reception rooms, two
bathrooms, billiard room, housekeeper's room, servants' hall,
kitchen and scullery, etc.

COMPANY'S GAS, WATER AND ELECTRIC LIGHT.

PICTURESQUE COTTAGE WITH GARDEN.

TWO GARAGES AND AMPLE STABLING.

The gardens and grounds are attractive, and extend in all to about

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The Residence is within easy reach of several golf links.
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"DUFFIELD," STOKE POGES

CHARMING OLD-FASHIONED FREEHOLD COUNTRY HOUSE,

with delightful garden, meadowland and two cottages;

IN ALL 40 ACRES

(OR LESS LAND IF DESIRED).

FOURTEEN BED AND DRESSING ROOMS,

TWO BATHROOMS,

FOUR RECEPTION ROOMS.

BILLIARD ROOM.

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Slough main line one mile; London 25 minutes; close to Stoke Poges and
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and ample domestic offices; stabling and charming inexpensive
pleasure grounds and meadows; in all SEVENTEEN ACRES.
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Executors of the late Mrs. Francis Levine Fowler to
SELL the above by AUCTION, at the Royal Pavilion,
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self-contained, beautifully decorated, every modern and
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200 Flats owned; no premiums, fixtures free.—Apply
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six bedrooms, bath (h. and c.), box room, linen cupboard,
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house; garage; in good condition throughout. Price,
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situated overlooking a river, garden and pleasure grounds,
about sixteen acres, park and land in hand 150 acres. Good
fishing and shooting.—For further particulars apply A. R.
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CHEAP FREEHOLD LAND (close to a railway
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OLD-FASHIONED TWO-STORY FREEHOLD RESIDENCE, with three reception, bath, and six bed and dressing rooms; STABLE, GARAGE, and LARGE GARDEN.—Solicitors, Messrs. ELLIS & WILLES and JENKIN & ARMISTEAD, 4, Raymond Buildings, Gray's Inn, W.C. 1. Full particulars and Sale conditions of the Auctioneers, Messrs. GODDARD & SMITH, 22, King Street, St. James', S.W. 1.

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NEW DRAINAGE.

EXCELLENT WATER SUPPLY.

House, occupying a unique situation, 450ft. altitude, in sheltered and secluded position, on gravel soil, standing amidst pretty matured plantations, and approached by a long carriage drive; lounge hall, three reception rooms, ten bed and dressing rooms; lovely inexpensive grounds, with tennis and croquet lawns, terraces, rockeries.

OUTBUILDINGS, GARAGE, FARMERY, ORCHARD LANDS AND PADDOCKS.

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GENUINE OLD COTTAGE RESIDENCE, DATING FROM XIVTH CENTURY, in lovely old world village, amidst beautiful surroundings. MANY OAK BEAMS AND QUIANT FEATURES. Lounge hall, three reception, five bedrooms, bath; electric light, main water and drainage; small garden; stable and garage. STAG AND FOX HUNTING, FISHING, GOLF.

Delightful climate.

PRICE £2,500.

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DEVON, EAST.—The particularly well-appointed and delightfully situated OLD-FASHIONED COUNTRY HOUSE called

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FREEHOLD
RIVERSIDE RESIDENCE,
in attractive grounds of about
FOUR ACRES.

The Residence of the late Mr. E. Riley.
River frontage of nearly 200ft. and valuable frontage to Bisham Road of about 547ft.

Nine bedrooms, two baths, three reception rooms, billiard room.

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GARAGE. STABLE WITH ROOMS.
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GARDENER'S COTTAGE, GLASSHOUSES, Etc.
Gardens and grounds well maintained.

WITH POSSESSION. Ready for occupation.

PRICE £5,000,
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NORTH BERWICK

WITH LONG FRONTAGE TO THE FAMOUS LINKS.

TO BE SOLD.

SPLENDIDLY SITUATED

RESIDENCE.

OVERLOOKING THE FIRTH OF FORTH.

Two reception rooms, billiard room, morning room, eight principal bed and dressing rooms, servants' accommodation and offices.

TERRACED GARDENS, ORCHARD, Etc.

In all over

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A GEORGIAN HOUSE.—Four bedrooms, bathroom, two reception rooms.

MODERN BRICK-BUILT YACHT STORES, in nine lock-up sections.

River frontage and two excellent creeks, one of which would berth yacht up to 150 tons.

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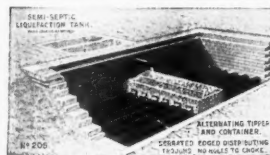
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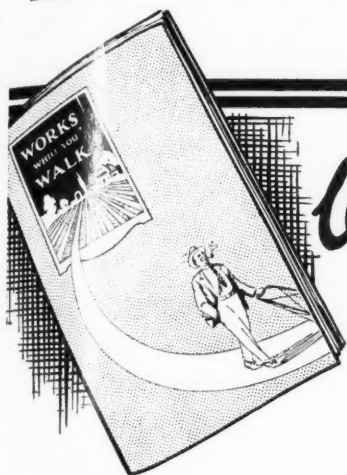
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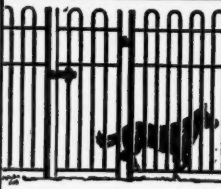
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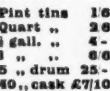
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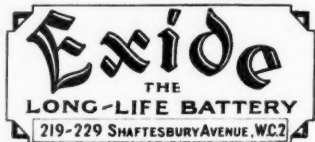
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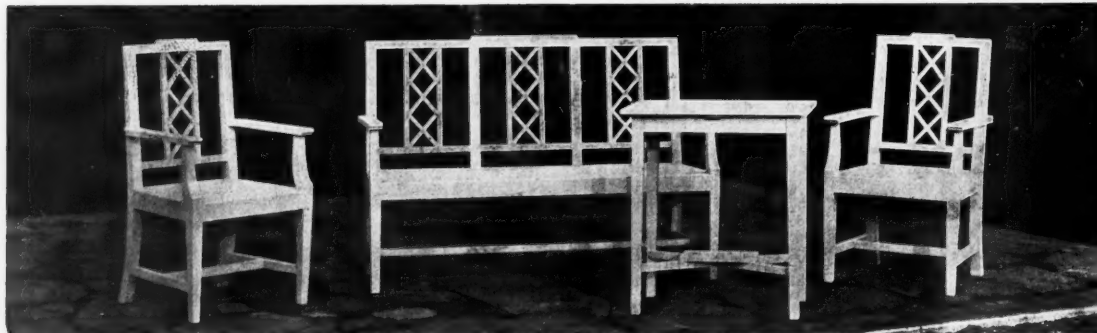
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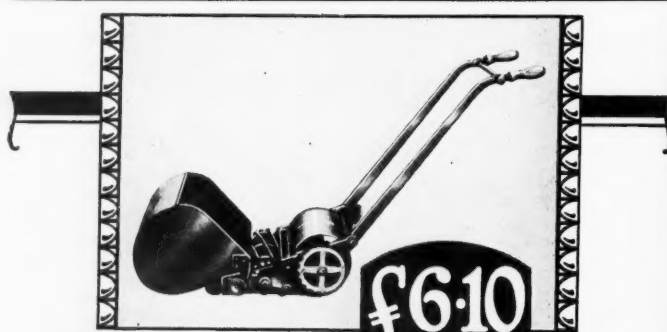
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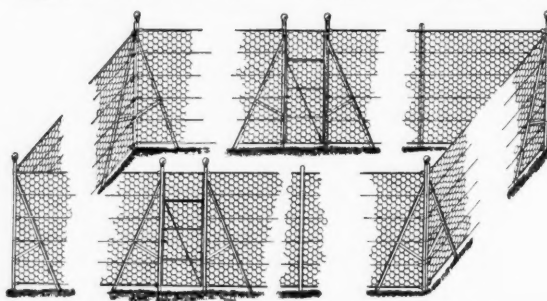
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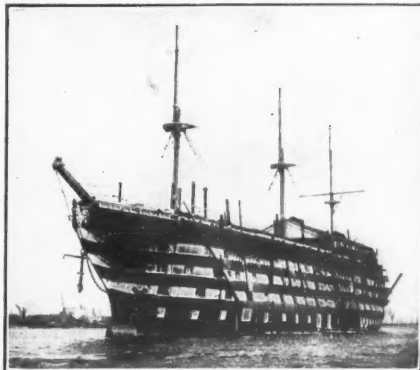
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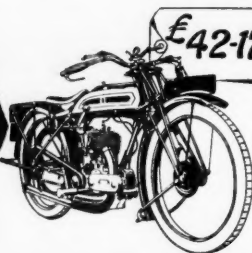
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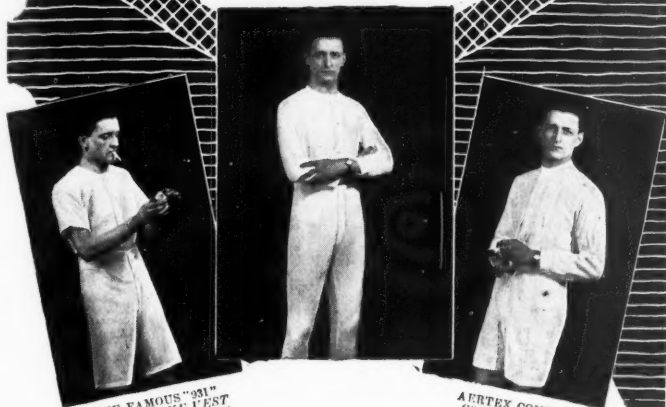
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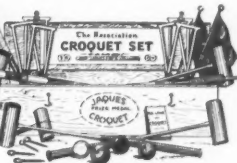
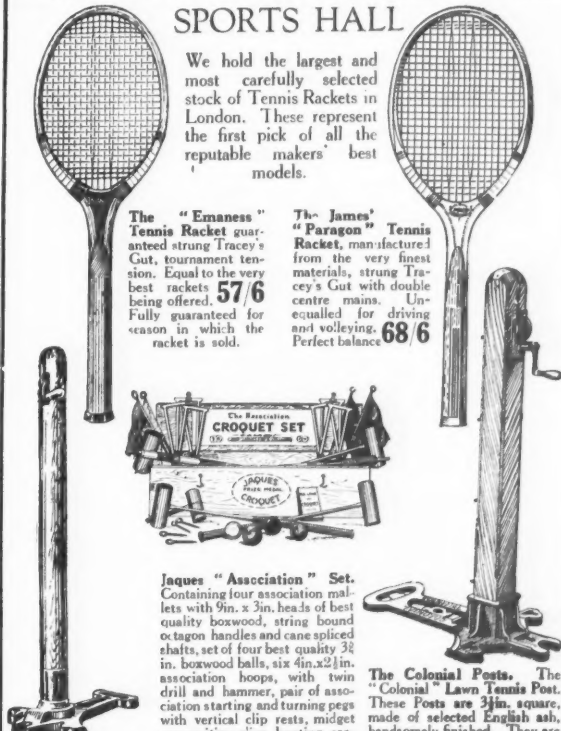
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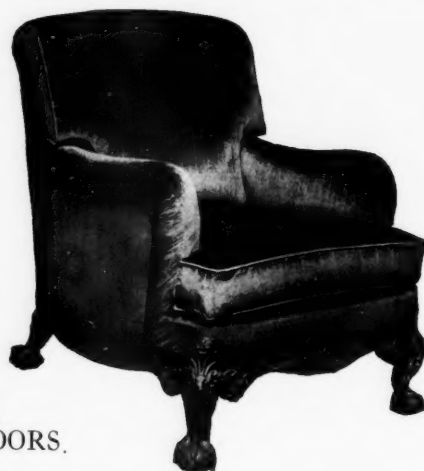
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Agriculture or "Divvers"

"DIVVERS"—for the benefit of those who have not been to Oxford—is an examination in divinity which all undergraduates are required to pass early in their university careers. It is a relic of an age that has passed away, like the university statute that prohibits those *in statu pupillari* from playing marbles on the steps of the Clarendon Buildings—a privilege reserved for Dons. A knowledge of the four Gospels is, no doubt, desirable for every man; but it is an anomaly that any part of his valuable three years at a university should be spent on an examination which it would be difficult to pretend was taken *au sérieux* by either examiners or candidates. "Divvers," though peculiar to Oxford, may be taken as a symbol of those studies, of which all university curricula can show examples, that have no formative or scholarly value, and only remain through lack of some other subject in which all parties can agree that every student should have some knowledge.

A knowledge fully as vital and as respectable as divinity is that of the economics of the land. At the annual Conference of the Universities of Great Britain, Sir Daniel Hall put forward the suggestion of a degree course in agriculture which should primarily have as its object the awakening of a sense of responsibility in the student and a realisation of the opportunities before him. It would differ from the existing agricultural courses, which aim at turning out a

completely equipped scientific farmer, by dealing with the subject less technically and more in relation to economics, science and public life. For example, Sir Daniel pointed out how, "from what seems the extremely uncompromising subject of the study of the actual cash accounts of farmers, there can emerge not only information that would be of assistance to farmers in their business, but certain general conclusions which are of the utmost service—indeed, a necessity—to statesmen in viewing some of the most difficult problems before the State at the present moment." That is well said. For too long our statesmen have been drawn from the obviously "clever" type: men educated for the Bar, brilliant in debate and with amazing capacities for "getting up" a subject, like a case. Such men, sound in common-sense as they may be, and great as their contributions are to jurisprudence and, in their leisure moments, to literature, or even art, cannot be blamed if they look upon the country through the windows of the Inns of Court. Whatever the defects of the Conservative Government may be, it has at least a Prime Minister who is an industrialist and a practical farmer, and a Minister of Agriculture whom all agriculturists respect. These two men, however, owe their experience to their birth, and it is certain that the country cannot always expect to be so fortunate. Some Ministers of the future are, no doubt, at this moment undergraduates at Ruskin Hall—the Oxford college founded for the so-called working class. To such men, no less than for the landed gentry, a course in land economics would make a difference of untold benefit to the community. It is right and just that the labouring class should have as proportionately strong a voice in government as the more leisured classes; but it will be disastrous if their representatives, as is too often the case at present, can see only the mining village or the factory, to the exclusion of its place in the natural order of things. Socialists, no more than Tories, can alter the seasons or bring forth two blades where the soil will bear but one. And ignorance of the economics of the land will result in no blades at all.

The primary criticism we would make of Sir Daniel Hall's suggestion concerns its place in the curriculum rather than its objects, which are beyond criticism. We will not re-open the perennial debate on the respective merits of "classical" or "modern" education. The balance of opinion favours a classical education as being of more formative value to first-class minds, though many eminently sound minds are wholly unfitted for its study and are better employed in history, languages and less philosophical branches of learning. To set up a three years course of land economics would thus tend to take away as much as it gave. The first-class minds—the very ones it is most desired to affect—would continue to take "Greats" or Classical Tripos. If, on the other hand, it was a one year course, similar to the B. Litt. course at Oxford—that is, in addition and subsequent to the taking of a degree—it would involve an extra year's study that only a few students can afford to undertake. It would be in the nature of a luxury, while, in fact, it is a necessity. Moreover, after three years' application to the classics or law, few minds are disposed to turn to agriculture. Infinitely preferable to either of these alternatives would be to make the course even shorter, to make it compulsory, and to put it at the beginning, instead of the end, of an undergraduate's career. To substitute it, in a word, for the fatuous "Divvers." No prospective clerics would thereby be lost. Indeed, they would be eminently better fitted to hold rural benefices. All additional studies, of whatever nature, would in this way be fitted into a scheme based on a realisation of practical values. And that is what the country urgently needs.

Our Frontispiece

OUR frontispiece this week is a portrait of Mrs. Austen Chamberlain with her children. Formerly Miss Ivy Dundas and a daughter of Col. Henry Lawrence Dundas, Mrs. Chamberlain was married to the present Secretary of State for Foreign Affairs in 1906.

* * * It is particularly requested that no permission to photograph houses, gardens and livestock on behalf of COUNTRY LIFE be granted, except when direct application is made from the offices of the paper.



COUNTRY NOTES

WEMBLEY is open again, to the general satisfaction. The organisers have profited by experience, and the Exhibition, though losing none of its instructiveness, is better than last year's. It has gained in colour, beauty and lighting effects. An attractive Palace of Housing and Transport has replaced the Palace of Engineering. In the Government Pavilion there is an entirely new Health Exhibition, dealing with a matter in which there has been a great development of interest during the past twelve months. The great Canadian diorama and the model of Sydney Harbour are prominent examples of the new Colonial features to which much importance is attached. For it has ever to be remembered that the great mission of Wembley is to familiarise the wide and distant territories of the Empire with one another, the stay-at-home English with the progress of the King's far-set dominions, emerging, as they are, from the pastoral and agricultural stage to important countries with an art as well as a commerce of their own. Visitors from them, we may say without fear of contradiction, will, for their part, recognise that the original home of their race has lost nothing of the might and majesty so eloquently described by the greatest of her poets. Wembley's chiefest function is to act as a forge of Empire.

THE obituary for the first week in May justified the old belief expounded in Addison's *Spectator* that the merry month is, in reality, a dangerous one. Admiral Sir Doveton Sturdee, however, did not owe his death to the season, but to that mysterious disease meningo encephalitis. He was a perfect example of the modern sea commander. To a gift of seamanship he added a zealous study of the many sciences that bore upon his calling. His services to the country were many and distinguished, but the crown of them all was his brilliant victory over Von Spee, a German admiral who, as it happened, was very well known to British officers and respected by them as a foeman worthy of their steel. It is a tradition of the British Navy to appreciate, rather than to depreciate, a worthy antagonist. Von Spee had inflicted a severe defeat on the ships commanded by Admiral Cradock at Coronel, and, mainly at the instance of Lord Fisher, Sir Doveton Sturdee was selected to deal with Von Spee and his fleet. Admiral Sturdee got together a small but powerful fleet, passed across the Atlantic without exciting attention, and met and destroyed the German fleet in the Battle of the Falklands, the most brilliantly fought naval battle of the war. Sir Doveton Sturdee became thereby a national hero. As remarkable as the skill of his tactics was the care he exerted to keep down to a minimum the casualties to his own men.

IN the realm of industry, also, Great Britain incurred a heavy loss. Lord Leverhulme was one of those self-made men who have figured at all periods in English history. He began at the lowest rung of the ladder, and by assiduous attention, backed by genius for business,

he raised himself step by step till he reached the commanding position which he held many years before he died. His life ought to be taken to heart by all who are in the ranks of labour. He was emphatically one of their own number, and owed all he possessed in this country to his own industry. He became a capitalist; but was very far indeed from the type usually described on Labour platforms, which reminds one of a miser with his bags: for the orators invariably speak as though the wealth that a captain of industry has earned is withdrawn from some general fund and locked up in a chest. Instead of answering to that description, Lord Leverhulme devoted a goodly portion of his time and money to increasing the comfort and raising the status of his workpeople. Port Sunlight is his monument as a social reformer. His zeal for education ranged from the village school to the study of tropical medicines. Libraries, museums and picture galleries he was always ready to help. Up to the end of his life he was engaged in extending the business he had built up, and it is greatly to his credit that, in spite of this, he could always find time to attend to the welfare and comfort, and even the entertainment, of that large army of labour of which he was the captain.

AT the opening of Keats' house at Hampstead a very eloquent—in the right and quiet sense of that word—speech was made by Sir Arthur Quiller-Couch, and a thought-stimulating letter was read from Sir Sidney Colvin. Sir Arthur Quiller-Couch congratulated Hampstead on having chosen the house in which Keats lived instead of an obelisk or statue to commemorate him. One looks at the cold statue, but in the house one would recall the hours and the events significant to the poet. "From the door beyond the passage," said Sir Arthur, "he departed on his last journey—brave and hopeless as Henry Fielding on his last voyage." Outside the window he heard the nightingale and translated it into heavenly human speech. He quoted an interesting letter of Edward Fitzgerald, who took up the love-letters of Keats after a study of Catullus: "When Keats came I scarcely felt a change from Catullus, both such fiery souls as wore out their bodies early." Sir Sidney Colvin, in the letter—written because he was too ill to attend—said that in youth "the poetry of Keats stood almost next in my thoughts and affections after that of Shakespeare," but in old age he is "finding in the best of Wordsworth more, not only to fortify and enrich, but to entrance—yes, in his own austere way to entrance—the mind." This was a saying for which no apology was needed by the writer of the classic biography of Keats.

LONDON SPRING.

Now our thin, dingy London trees
Wear fairy veils of green.
Now for a day, or half a day,
Ere smoke has cloaked them all away,
Or dust has smudged their radiant green,
Our diffident London trees are seen.

All guarded by their walls and squares,
Set round with spikes and stone,
Once for an hour, or half an hour,
Their beauty claims its own:
When even London knows it's May.
In all their springtime green array,
Too fragile for a London day,
No country tree's so green.

K. C. G.

THIS year the nightingale arrived in good time and in numbers that seemed to show that the falling off in the last two or three years was one of those incidents which occur from time to time in the history of birds. The stock example is that of Epping Forest, from which the nightingale disappeared for many years before the Conquest. It gave rise to the legend that Edward the Confessor had banished them because their song interfered with his meditations. The legend was probably a fancy, and the absence of the nightingales a fact to account for which it was invented. That they are in more than their usual numbers in England to-day is indisputable,

and they have performed the miracle of adding a charm to the most beautiful May we remember. Unseasonable weather held back the blossom of the wild cherry. We have seen it in March, and April is its favourite month, but this year only now is it coming to its full glory of whiteness. At its feet the bluebells, after lingering a little longer than usual owing to the cold winds, have now spread their misty carpet. The great elms, after having been held back for a long time, are now in their full greenery, but the ash is, answering to Tennyson's description, "delaying," and the oak buds have scarcely begun to form. Here and there a great beech has spread out its delicious spring greenery, the majority of the leaves not fully opened but with the tender leaf breaking through like the comb of a cockerel.

MR. EDWARD WOOD, the Minister for Agriculture, made an interesting speech at a dinner of agriculturists at Devizes on Saturday last. In the course of it he referred to his announcement in Parliament that the Government next session intend to introduce legislation in connection with small holdings. Needless to say, he is very much in favour of increasing the opportunities for country dwellers to get access to and, if possible, ownership of their own bit of land. The latter condition ought to be facilitated by the new system for encouraging the building of houses in which there is paid with the rent a sinking fund, so that a time arrives when the occupier becomes the owner. It would add very greatly to the popularity of small holdings if means were adopted by which the land and house would, in process of time and without demanding too much self-sacrifice, become the property of the occupant. His means of earning a livelihood ought, in the coming years, to be increased. The country simply cannot go on buying its foodstuffs from abroad as long as our factories are not making articles for export. The Royal Commission on Food Prices estimate that the country expends annually on food, drink and tobacco something between £1,700,000,000 and £1,800,000,000. They also say that food prices are higher than in 1914. Surely, from a source demanding so gigantic an expenditure, the smallholders might grow or make something that would yield them at least a living wage.

THE amount needed for the Hudson Memorial had almost been subscribed before the arrangement was made for the Prime Minister to unveil the monument. The total amount subscribed up to the 12th of May was £1785 9s. 5d., mostly made up of small contributions—a circumstance that would have pleased the person most concerned. Hudson was always much interested in those not heavily burdened with this world's goods, and it would have pleased him to know that the subscriptions came from a large number of people, though, in many cases, they represented the most the donor could give. It was a fine movement, inspired by a very generous admiration of the man who wrote about English birds in a manner not excelled by any writer since the day of Richard Jefferies. The result will, we are sure, be very pleasant to the bird lovers and Hudson lovers who have combined to find the money. It looks beautiful even in Hyde Park, where there is nothing ugly. In winter the yews and other greenery will impart the feeling of a perennial Christmas to it, and in summer nature, almost without aid, will take care of its charm. Here, indeed, are all the elements of rustic beauty, ponds and drinking and bathing places, yews that are beautiful in themselves and admirably adapted to give the shyest birds the cover they enjoy so much.

THE future of the peregrine, the most graceful of all our falcons, is in danger again. It is comparatively only a few years since it was saved from virtual extinction by the passing of the Wild Birds' Protection Act. Now a deputation from the National Homing Union has petitioned the Home Office for the removal of the protection given it by that Act. The deputation urged that peregrines destroyed many homing pigeons, and one witness even went so far as to declare that the rings of no fewer than 2,000 pigeons had been found in one eyrie! One can only

imagine that pigeons were far too plentiful in that district for the farmers' peace of mind! Racing pigeons do, of course, fall victims to this dashing and very beautiful falcon, but to demand the withdrawal of protection because a few pigeons are lost each year is utterly ridiculous.

IF, however, the pigeon racers can prove a good enough case to merit some measure of protection in certain districts, we would suggest that the eyries on certain coasts should be cared for in co-operation with the Old Hawking Club, whereby the triple interests of the naturalist, the falconer and the pigeon racer might be safeguarded. The club is almost entirely dependent upon passage hawks from North Brabant, since the supply of eyass hawks ceased almost entirely with the passing of the Wild Birds' Protection Act. It could, under such an arrangement, be empowered to take a certain number of young peregrines each year, which would meet all the interests involved. By this means not only would the number of peregrines in England be regulated, but the necessity they are under to provide for their nestlings would be obviated, and at that age when, just "out of down," their appetites are most voracious. This period synchronises with the precise season when, under pressure of this need, falcons do the most harm by killing pigeons competing in the long-distance Old Bird Races.

SLUMBER SONG.

Come cushion your head on my breast,
My love, my love,
Soft in the firs
The dove spreads her breast on her nest
My love, my love.
Whilst little winds blow from the east
And shadows lean out from the west,
Come cushion your head on my breast,
My love, my love.

ANNE F. BROWN.

THE public-house has long been recognised as an antiquated means of procuring refreshment. All will wish success to the Bill for its improvement, now before Parliament. The object of the Bill is to transform the "drinking bar" into a place for varied refreshment and entertainment by offering certain advantages and immunities to proprietors who comply. As in all things, though, a bar depends for its atmosphere upon the character of its proprietor, or, if he be a free man, of its tenant. He regulates the behaviour of customers, and can make the place cheery or vile. There are many points about the old bar parlour of the best type that we should be sorry to lose: the cheerful good fellowship, the sanded floor, the mellow colouring. Public-houses, it must always be remembered, are the clubs of the working man, where he meets his friends and escapes from domestic worries. For this "an atmosphere as innocuous and reputable as that which pervades the most decorous teashop," as the promoters of the Bill put it, would be an insipid substitute.

THE Report of the Food Commission is interesting, but we do not quite see why so much attention and space should be devoted to bread and wheat. A great deal of investigation is going on just now which may have the effect of considerably modifying the ordinary diet. Modern experts regard the inclusion of more vitamins in food as desirable, and it would not be at all surprising if this view were very widely adopted. Vitamins are best taken in green food. The Port authorities are recommended to give the most careful consideration to their rates with a view to making reductions in the near future. The Food Council is recommended to watch developments in connection with the import of meat from Argentina. In the judgment of the Commission it may become necessary to intervene, either to acquire a controlling interest in British companies operating in Argentina or in some other way, if at any time the supply of chilled and frozen meat to this country should come to be dominated by adverse trading combinations. The Report states that no evidence has been forthcoming which proves that State trading would be advantageous to the country.

MARLBOROUGH and its MEMORIAL HALL



C HOUSE, THE NUCLEUS OF THE COLLEGE.

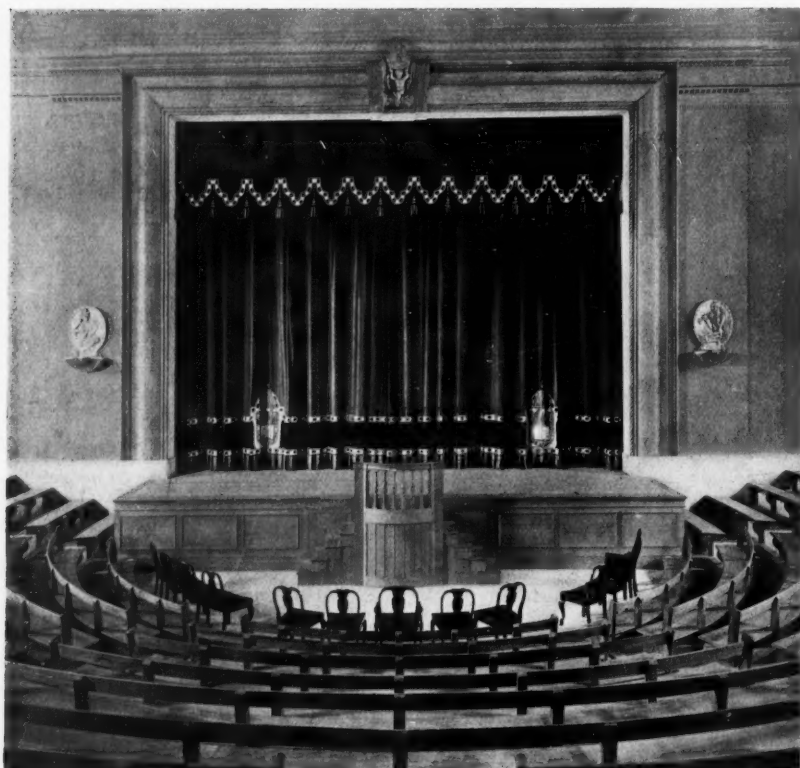
THOUGH Marlborough College is essentially the product of our own era, and more particularly of the railways, it is built on a site that yields to no other school in excellence or length of history. C House—the nucleus of the college—is, in fact, the lineal descendant of a Neolithic fortress. The school buildings lie at the bottom of the great Mound, which is second only among Wiltshire antiquities of this type to Silbury, five miles distant, and also on the Roman road. Marl barrow is the derivation of the name most generally accepted by Marlburians, whose schooldays have revolved around its wooded bulk. On the Roman road to Bath, the barrow was from earliest times a post of strategic importance. The Romans made use of it. William the Conqueror, in whose days it was a Motte Castle, took it into his own hands, and it grew to great strength under John FitzGilbert during Stephen's reign. The lower ward appears to have lain south of the keep, or barrow, and to have formed one of Prince John's principal seats. Henry III, though, is the monarch

most closely associated with the place, and he clearly increased its strength and amenities. The mediæval history of the place culminates and ends with the assembly of the Parliament of Marlborough in the King's Hall there in 1267.

In Leland's time this great castle was a ruin, and Camden could find even less shape in it. During the latter half of the sixteenth century, however, the Seymours built a house among the ruins, which suffered considerably from the Royalist storming of the town in 1642 and a serious fire in 1653, though Charles II stayed there in 1663. Early in the eighteenth century, however, it was entirely rebuilt in the form in which it now stands, and, while still incomplete, was visited by Celia Fiennes. The occasion of the rebuilding is uncertain, though it is clear that it is of at least two dates, between 1702 and 1723. Traditionally, its design is attributed to Webb, though there is nothing to suggest the plans used thirty years after his death should be his. Till 1751, when all the Seymour-Somerset properties passed to the Percys, Marlborough Castle was an important

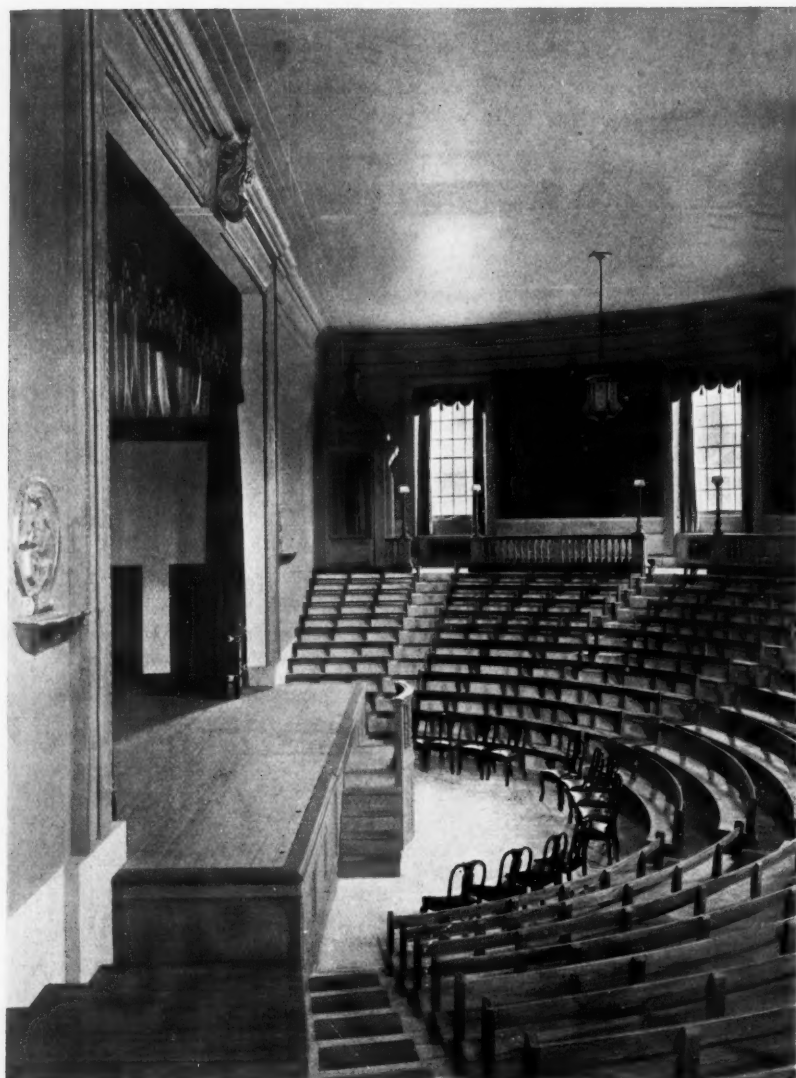


GENERAL VIEW OF MEMORIAL HALL, SHOWING LAY-OUT IN RELATION TO CHAPEL.



PROSCENIUM AND STAGE CURTAIN.

The colour of the curtain is a rich blue.



LOOKING ACROSS THE HALL.

The total seating accommodation is for about 850

country house, but in that year the North-umberlands took the unusual step of letting it for an inn. As the Castle Inn, it remained the finest hostel on the Bath Road, and in 1767 harboured the sick Chatham for a fortnight. The coming of the railways, however, sounded its doom, and the lease was running out in 1842, when a committee was looking for some convenient place to establish a school for the sons of the clergy, and fixed on the Castle Inn. In August, 1843, therefore, 200 young gentlemen assembled in the halls of the Somersets and began the latest phase of a remarkable history.

Without the railways, the inn would have continued, and the demand for public, as opposed to local, schools could not have been so pronounced. There was, of course, Eton, with 500 boys, and Rugby, recently deprived, by death, of Arnold, with 400. Winchester, then the roughest school of all, had 200, but Harrow was in a decline and could scarcely muster 100. Westminster was also under a cloud, though Shrewsbury was making a name. Charterhouse appealed exclusively to Londoners, and Repton, Sherborne, Tonbridge and Uppingham were still local grammar schools. Marlborough was thus the first of the entirely new Public Schools, and began with the inevitable drawback of



DETAIL SHOWING INNER PORCH AND AMBULATORY.

no beautiful scholastic buildings. Not that that was in those days considered any disadvantage. True, there was the Georgian building, but the first additions round it, unfortunately, did not follow its example of dignity.

The importance of beautiful surroundings to the schoolboy can scarcely be overestimated. Their effect on him is very largely unconscious, but they inevitably help to form his appreciative faculties, and if they are of a kind to be constantly attracting his eye with pleasure, he acquires the habit of looking for beauty in after-life. The authorities of Marlborough long since recognised this important function of a college, and ever since the rebuilding of the chapel by Bodley (opened in 1886) have steadily been increasing the accommodation of the college and improving its architecture. The noble conception of the Memorial Hall completes this process, and it is safe to say that no Public School has produced a worthier or a finer memorial of any war. The building is the outcome of a limited competition among Old Marlburians, and in bringing it into being its architect, Lt.-Col. W. G. Newton, M.C., has made a scholarly contribution to his old school. It stands detached, but it is definitely linked up with the school buildings, more especially

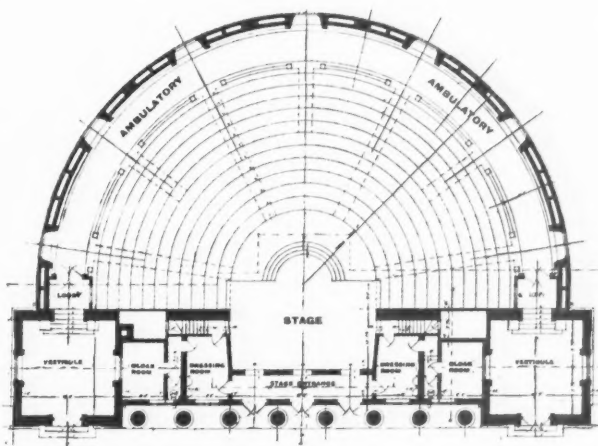


THE COLONNADE IN SHARP PERSPECTIVE.

with the chapel, the centre line of the forecourt and paved walk being axial with the central west doorway of the chapel. In plan the building is semi-circular, there being an oblong front block with a drum wall at the back enclosing the auditorium. A striking feature of the façade is the range of eight Ionic columns carrying a fine entablature, with the two main entrance doorways set on either side. This colonnade has an air of strength combined with refinement and is a well articulated piece of work.

In its general design the building recalls both Greek and Roman prototypes, yet is essentially modern in treatment. Each of the two main entrance doors (painted a lively green) opens into a square vestibule, with a short flight of steps leading up to the ambulatory that extends around the tiers of seats. The stairway entries are framed with architraves of Hopton Wood stone, and on the lintel of each is cut the word "Remember." Centrally placed on the front are three doorways that open into the stage entrance, which is flanked by dressing-rooms.

The auditorium is noteworthy for the dignity of its architectural treatment, and there is every indication that it will be no less satisfactory for acoustics. Its drum wall is covered with brocaded hangings, which serve equally a decorative purpose and to prevent echo. In a building of this kind there is good



DETAIL SHOWING NAMES CUT IN STONE ON DRUM WALL OF AMBULATORY.

reason for this treatment, because words spoken from the stage would be likely to rebound from the drum wall, unless counteracted in the way here adopted.

The whole of the tier construction, as also the flat ceiling, is of reinforced concrete (for which Dr. Oscar Faber was responsible). There are twelve tiers of seats, giving accommodation for about 850, the treads being laid with rubber, the seating being of Indian greywood, and the enclosing balustrade of oak left "in the white." The ambulatory extends from an inner porch or lobby on either side, these porches, as will be seen, being attractive items in the general scheme. The ambulatory is laid with cork, which, with the rubber on the treads of the tiers, will reduce the noise of footsteps to a minimum. At the base of the drum wall is a plinth of Ancaster stone, and on this have been cut in fine lettering (by Mr. Laurence Turner) the

names of those Marlburians who fell in the war. In all there are 749 names, including those of seven assistant masters and nine members of the college staff. The lettering is deeply cut, each initial being filled in with red and the remainder with grey, and against two of the names is a sign denoting that these men gained the distinguished honour of the Victoria Cross.

The stage is of a fair size, and has a rostrum at the front, with steps leading down to the auditorium floor. The proscenium opening is framed in with a bolection moulding of ample width and is marked at the centre by a keystone embellished with the College crest by Mr. Esmond Burton, who also did the engaging gilt-wood lamps that hang from the ceiling. The gilded scene

lights on either side of the proscenium opening are by Mrs. Phœbe Stabler, and the stage curtain—of a beautiful rich blue—is the work of Mr. Ambrose Heal: all these embellishments having been carried out to the architect's designs.

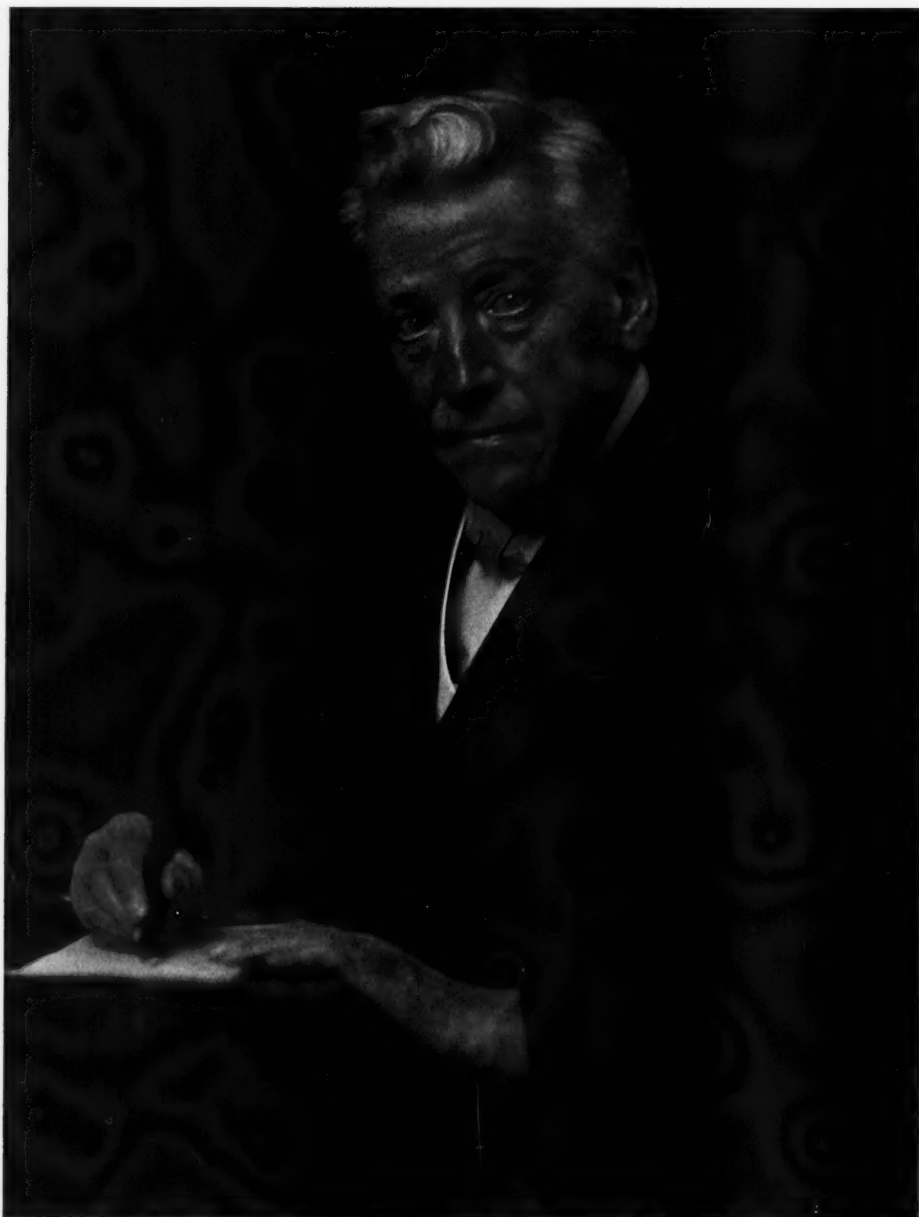
The space underneath the tiers has been utilised for a series of fourteen piano-practice rooms (well soundproofed from one another) with teaching rooms at either end, the remainder of the space being occupied by a boiler room and coke store. These music rooms are dedicated to the late Mrs. Rose Leaf, in whose memory also is the rose garden which has been laid out as part of the scheme on the chapel side of the new building, which, it may be added in conclusion, is to be formally opened by the Duke of Connaught on May 23rd.

CONNOISSEUR AND MARSHAL OF INDUSTRY

NONE can but respect the life of the late Lord Leverhulme. Not only had he the tireless energy and capacity to build up one of the biggest businesses in the world, but he never lost his youthful zest for living. Life for him meant work, health, and—most unusual in men of his type—beauty. Any form of self-indulgence had no attraction for his complex, yet simple, personality; and he had no patience with, could not understand, sloth or backwardness. A Liberal in politics, a Nonconformist by religion, Lancashire by birth, business and life were inseparable with him, and his career resulted in an innumerable host of men and women of all races being caught up in his organisation and moulded in accordance with this conception. His factory operatives, his office staffs, semi-savage populations in the Tropics, the inhabitants of the island of Lewis to all he came as a kind

of electric force, frightening, but galvanising. He made them work, and work with a will, and in return he gave them conditions of life in which beauty and health were provided to an unprecedented extent. He was never a philanthropist. Though he was very just, he was also hard. But he radiated energy.

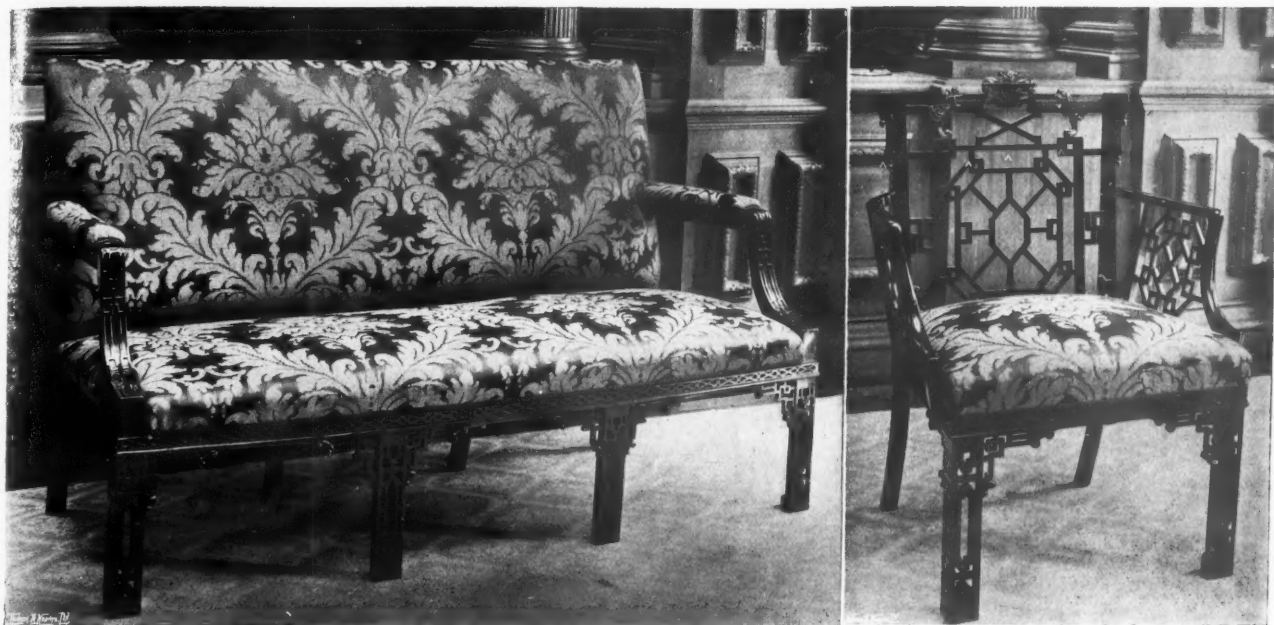
The outstanding example of this system is, of course, Port Sunlight, founded in 1888, and one of the three original industrial garden cities in this country. The very fact that Lever took up the idea of town planning at that time, when *laissez-faire* was still accepted as of semi-divine origin, shows clearly his singular combination of aesthetics with business. The opening, in 1922, of the Lever Art Gallery, in memory of his life-long companion, who died in 1913, was a further manifestation of it and of the spirit of co-partnership. Not only was his business run on that basis, but Lord Leverhulme carried the principle into the realm



Hugh Cecil.

THE LATE LORD LEVERHULME.

Copyright.



MAHOGANY CHINOISERIE IN LORD LEVERHULME'S COLLECTION.

of his pleasures. For there is no doubt that, after organisation, the appreciation of beauty was his foremost pleasure. One of the last letters he wrote on his recent journey in Africa was an impression of the loveliness of tropical nature, of little things that the "business man" is supposed, often rightly, to miss—the wonder, for instance, of a velvet-black butterfly poised on a white lily.

The chief outlet of this greed for beauty, the only form of self-indulgence, if such it be, that this remarkable man permitted himself was the collection of art treasures. In their purchase, as in the conduct of business, he relied largely on his own instincts: though in this case he was not invariably well served by them. His earliest purchases were of porcelain. At the Lever Gallery are a pair of biscuit Derby ornaments—"Love Sick Shepherd" and "Shepherdess," which were his first investment, when a wholesale grocer in Wigan. Around them grew an important assembly of Oriental and Western ceramics, in which he particularly favoured Wedgwood. He bought most of the Tweedmouth, Bennet and Gorer collections subsequently. In tapestry and pictures he selected with skill: in the latter confining himself to English art, ancient and modern, and particularly to landscape, from Wilson and Turner onwards. He was one of the largest buyers of sculpture. But perhaps his favourite taste was for furniture. All the contents of the Lever Gallery have passed through one or more of his houses, whether Houghton More, Hill House or some other, and a few of the best pieces remain at Hampstead. Among them is the remarkable Chippendale rosewood cabinet, veneered with amboyna wood, that we illustrate. The surmounting pagoda is hung with ivory bells, and inside there are ninety-three drawers, each veneered with a different wood. Fine lacquer, walnut and mahogany pieces abound at Port Sunlight, and there are complete rooms of Tudor and of French Empire period. Not the least beautiful part of the collection there is the gallery in which it is housed, designed by Messrs. William and Segar Owen of Warrington. Few architects have the opportunity of designing such a building, but it is characteristic

of Lord Leverhulme that, giving a big opportunity, he got as good work as is possible.



ONE OF LORD LEVERHULME'S FINEST PIECES—A ROSEWOOD CABINET IN THE CHINESE TASTE.

ONE YEAR'S SEEDING IS SEVEN YEARS' WEEDING

IT is a foolish gardener who is not vigilant in the destruction of weeds. Not only do they seriously lessen the productivity of his own land, if they are allowed unlimited freedom, but, by allowing their seeds to be blown by the wind into his neighbour's garden, he lays himself open to the charge of being a poor citizen and an unwanted neighbour.

Different kinds of weeds vary considerably in their evil power, according to their vitality and the length of their natural life. Some of the annual wild plants that are easily killed either by man or by plants more sturdy than themselves are of little consequence. So serious, however, are the effects on crops of the presence of some weeds that the Minister of Agriculture and Fisheries has the power, under the Corn Production Acts (Repeal) Act of 1921, to serve on the occupier of any land infested with such weeds as thistle, dock and ragwort a notice requiring him to cut down and destroy the weeds. Should he fail to do so, he becomes liable, on summary conviction, to a fine not exceeding £1 a day, while default continues after conviction. Most trouble undoubtedly comes from waste land and road edgings, where the suppression of weeds is of little moment to the "occupier," with the result that the seeds from these ill-kept areas are carried by wind, birds, animals and humans on to neighbouring cultivated ground. Should the hedgerows contain couch of any kind, it will gradually grow into the headlands, and by the cultivation of the field it will become broken up into small pieces, all of which grow, and become distributed over a large area.

Gardeners know that it is impossible to get the best results from their crops when weeds are allowed to grow unchecked, but they do not all realise the full loss for which the weeds are responsible. It has been proved by experiment that plants properly weeded will produce double the crop of those grown on an unweeded area. Ground that is infested with weeds loses a large proportion of its fertility, and consequent productivity, by the weeds absorbing quantities of food and moisture that would otherwise help to nourish the cultivated plant. Also they monopolise the light and air, so essential to sturdy growth. Again, some of the soil microbes are unable to live without abundance of air, and if this is denied them they cease in their work of releasing the plant food in the soil. The more tender cultivated plants lose strength in their effort to reach the light and air and so become even less able to fight their burly oppressors. Strong growers and creeping binding plants choke and exhaust the more tender garden plants, and this is especially disastrous to young stock before it has become completely established. Perhaps even a greater scourge comes from the insects which find a delectable home in the matted undergrowth of unchecked weeds.

It is impossible to be successful in the fight against weeds if their life history and means of propagation are not properly understood. For instance, annual weeds, namely those that germinate, grow, reproduce and die in one year, are far easier to check than such perennial ones as couch and stemless thistle. These have the facility for storing up food material in their underground stems (rhizomes) and swollen roots, and are able to recommence growth even though their heads may be cut off. Even broken portions of the root stock, if it possesses a single bud has the capacity of becoming a new and complete plant. On the other hand, if the top of an annual is severed from its root both parts die and reproduction consequently becomes impossible.

The different types of weeds need to be dealt with by different methods, but all weeds have the capacity of spreading themselves by seeds, so in every case it is of the first importance to prevent seeding. Land that has remained long untended will most certainly contain large numbers of seeds which have possibly remained in the ground many years. As soon as they are brought to the surface by deep digging they will germinate and grow. It is well known that poppies and wheat, among other seeds, have retained their germinating powers for scores of years. A clear instance of this was experienced in Flanders during the war when the trenches were thrown up, and the ground, which had been buried perhaps for hundreds of years, was exposed to the light and air. The following spring brought forth a dense mass of "Flanders Poppies," much to the surprise of those who were acquainted with the flora of the district, and maintained that red poppies were rarely seen there. It is also known that wheat grains will retain their germinating powers for many centuries. The old saying, "One year's seeding is seven years' weeding," holds much truth when it is realised that a moderate sized poppy plant can produce anything from 15,000 to 50,000 seeds, all of which in time may develop and produce an equal number of offspring each.

Although some seeds have the power of retaining vitality for many years under the soil, others, when buried, rot almost immediately. These two characteristics show the importance of deep digging. In the one case deep digging will bury those that will rot, and in the other instance digging will turn to the surface the buried seeds, and the light will encourage them to germinate. After growth takes place, and before they reach

maturity, they should be hoed down. This process of deep digging and hoeing, if repeated two or three times, is the surest way of ridding land of potential weeds. It is most easily done if the land be allowed to lie fallow, but if a crop is grown simultaneously, the plants must be sufficiently far apart to allow the hoe to pass easily between.

Seedlings and annual weeds are, therefore, comparatively easy to check. It is the perennials that tax the gardener's patience, for, unlike annuals, most of them have the power of continuing growth from even the tiniest piece of root. Where perennials grow the soil must be systematically hand-cleaned, and every trace of root removed. This work is best done when the ground is moderately dry and the roots can be easily separated from the earth without breaking into pieces. Great care must be taken to burn all these weeds. The ashes, if kept dry, make valuable potash manure, which should be used during the growing season. Another method of dealing with the collected weeds is to dig a hole and bury them between layers of lime; the mixture, when well rotted, makes excellent manure. Certain plants, such as the underground thistle, which have thick underground stems, are difficult both to burn or rot, and so it is well to squash them with a mallet before they are thrown into the compost pit.

Another method of dealing with pernicious perennials is to exhaust the plants by repeatedly cutting them down. The food stored up in their root stocks gradually becomes exhausted if the cutting is done in the early stages of growth, before the plant has time to replenish its store. To be successful the process must be systematic and continual and be done in each case before the seeding period. Nettles, which are extremely difficult to get rid of by digging, can be exhausted and killed in this way.

Land which is overrun by such things as coltsfoot, rush and horsetail indicates a sour, water-logged condition, where garden plants can never be sufficiently healthy to fight against plants that thrive in acid conditions. It is obvious therefore that the acid conditions must be removed. Drainage is the first essential, whether it be by bastard trenching, open agricultural drains, or both. A heavy dressing of lime will also be necessary to neutralise the acids and render the soil unsuitable for acid-loving plants. It also makes available the insoluble reserves of nitrogenous material, and by so doing encourages healthy growth. Deep digging and lime are the secrets of better conditions in water-logged, acid soils.

"Smoother crops," used more extensively by farmers than gardeners, are another method of checking the growth of weeds, while at the same time growing a valuable crop that can subsequently be dug into the soil as green manure. Vetch, lupin or some other leguminous crop is usually chosen because of its power to fix and convert the nitrogen of the air into material suitable for plant food.

The first step, then, in the suppression of weeds is to restore the land to a high state of cultivation and health. This can best be done by deep digging in the autumn and leaving the ground rough and fallow through the winter. In the early spring the seeds in the soil should be encouraged to germinate by reducing the surface of the soil to a fine tilth and as soon as the first signs of growth appear the ground should be thoroughly hoed. This hoeing should be repeated until it is time to plant some deep rooting crop, such as potato, which has a strong choking growth and entails deep working of the soil. If the land is very foul, it may be necessary to leave the land fallow through the whole summer and take off two or three crops of weeds as they appear.

MARJORIE ALLEN.

THE NEW SCABIOUS (CAUCASICA VAR. GOLDINGENSIS).

THE scabiosa, which are a genus in the Dipsacæ or Teazel family, comprise a number of flowering plants, some of which fully deserve the attention they are having from discerning garden lovers, and one or two species bid fair to become popular features in every garden where suitable soil is to be found during the next few years. The beautiful flowers are already finding a splendid market in town, where there is an ever-increasing demand for them.

The scabiosa gets its name from scabies, and its sudorific qualities are said to be useful in curing skin diseases. From its fanciful resemblance to a pin-cushion, it is called the pin-cushion flower in many country places. In reality annuals, the scabiosas are usually treated as biennials and perennials, and the whole genus is cultivated with great facility, generally in herbaceous borders and beds, for all are hardy herbaceous plants having flowers growing in heads. The blooms are much prized for vases and bouquets, usually being of some shade of purple-blue, and having long stalks. Plants can be raised by sowing in February under glass, and again in March and April in the open border, when they will flower the same year, but the usual plan is to sow in May or June for flowering the following summer.

The most handsome species is *S. caucasica*, which was introduced into this country from the Caucasus in 1803. This species is treated as a perennial in gardens, and is a true perennial on warm soils, often perishing, however, on cold soils. It grows to a height of about two feet, forming dense, vigorous-growing tufts, and it is perfectly hardy, always doing best in the more exposed positions. The blooms are about two and a half inches in diameter, and are of various shades of blue. A few

years ago Mr. Golding of Fordham, Cambridgeshire, selected several varieties of *S. caucasica* for cultivation on a large scale, and has produced a remarkably beautiful variety, which now receives the name of *Goldingensis*. His variety is much larger in every way, and absolutely constant in colour, the blooms being from three to four inches in diameter and on very long stalks. The colour is an exquisite purple-blue, and the long petal-shafts give the flowers better balance than is the case with the more stubby *caucasica*. *Goldingensis* is much stronger in growth than the type, and the foliage is finer and more attractive in itself, producing a plant generally about three feet in height.



SCABIOSA CAUCASICA VAR. GOLDINGENSIS WITH PARTICULARLY LARGE FLOWERS

It yields large quantities of blooms from early summer until very late autumn, and the long stalks and lasting qualities when cut make them invaluable for vases and general decoration. In warm rooms they will last over three weeks without any falling off in either colour or form. This is a great advantage in any flower that is used for indoor decoration, and proves how useful this particular scabiosa is. It also blooms over a long period and flowers follow each other in quick rotation from summer

until late on into the autumn, even if the blooms are cut every three or four days. On November 20th last year there were still thousands of fine blooms at Fordham, though the foliage was fast dying down.

Goldingensis is always propagated by division of the roots, and to obtain the best results it should be planted at the end of April. If the season is late, the plants should be allowed to stand until they start to grow before they are divided, and they seem to produce excellent results even when the foliage has grown to 6 ins. high before division. It can, of course, be grown from seed, but the colour often fails in this way. H. MALLINSON.

WESTWARD HO!

BY BERNARD DARWIN.

JUST about the moment when this article appears in print, I shall hope to be in the train on my way to the pleasantest house in the world, whence every day I shall sally out to watch the ladies battling over Troon. When they have finished, I must make a tremendous journey—even now I grow pale at the thought—from Glasgow to Bideford, to arrive at the end of England and Scotland match, and have a Sunday of peace before the Amateur Championship begins at Westward Ho! It is all very delightful, if a little strenuous, to look forward to, and the prospect has set me to remembering other visits to the great course in Devonshire.

The first time I went there was in 1900, and it seems to me, in recollection, that no wind was ever so strong as it was that spring, and no play ever so bad as mine. Perhaps the one had something to do with the other. At any rate, I recall the most deplorable and persistent attack of slicing that ever afflicted anyone, and my diary records an almost unbroken series of defeats, conscientiously recorded. Yet, I think, the wind must really have blown rather hard, because Mr. Horace Hutchinson won the Kashmir Cup with rounds of 90 and 85, and that in a field, comprising the best of the men of Devon, a very strong team of the Oxford and Cambridge Golfing Society, and a team of the Royal Liverpool Club, headed by Mr. Hilton, though without Mr. Ball and Mr. Graham. My diary records that I took 90 for the first round—the same score as Mr. Hutchinson—but tore up in the second. I wonder what the second round would have been if I had persisted. It was on that visit that the Society played a match against the Royal Liverpool, and got a little of their own back for many and severe beatings at Hoylake. The match was one of ten a side; we played thirty-six holes by singles, and at the end of the day our score was sixty-seven holes, and theirs but two, and to our total Mr. Johnny Bramston, then in his first year at Oxford, contributed thirteen, at the joint expense of Mr. Hutchinson and Mr. Hilton.

I skip one short visit, the date of which I have forgotten, and come to 1912, the year of Mr. John Ball's eighth victory in the Championship, when he beat Abe Mitchell, then an amateur, at the thirty-eighth hole. Before that Championship, came the only international match that was ever played entirely by foursomes. I do not know if it is because England lost it that it seems to me to have been rather a failure. The match was abandoned after that year, though it has now blossomed again into a new and vigorous life. At any rate, it was a gallant effort on the part of the Scotsmen. They were so hard put to

it to collect a team that it was said that there was only one Scot at Westward Ho! who did not play for his country. And yet they won and that, deservedly, by three matches to two. They understood and enjoyed the foursome game, whereas several of the Englishmen looked as if they could not endure somebody else hitting their ball for them. Nobody played so well in that match as Mr. Hilton, who was the holder of the Championship; he was playing very nearly perfectly. On the other hand, I really do not think anyone played much worse than Mr. John Ball, who seemed thoroughly out of form. Then there happened that which, by the irony of golf, often does happen; Mr. Hilton began to lose the fine edge of his game, and after a few rounds of the Championship, unconvincedly played, went down with a crash before Mr. Angus Hambro, whereas Mr. Ball began, a little stiffly and unsteadily, to get into his stride.

One match, and only one, before the final, sticks vividly in my memory. It was in the sixth round, and Mr. Ball had to meet Mr. F. S. Bond. Mr. Ball began a little sleepily, and Mr. Bond commendably made hay while the sun shone. He played extremely well and, I think, at one point he was five up. He lost a hole or two, but still he was dormy three. I have often thought that the course of golfing history might have been different if there had been at that moment any other hole to play but that sixteenth at Westward Ho! It is, at any time, one of the most difficult short holes to be found, and it does not become any easier when (a) there is a wind, (b) you feel a little uncomfortable through having lost some of your lead, and (c) Mr. Ball has had the honour and plumps the ball on to the middle of the green. It is small wonder that Mr. Bond plumped his ball somewhere else, as he did. After that the spectators had the feeling that Mr. Ball was irresistible, and, sure enough, he won the last two holes, and the nineteenth as well. I do not think that, in getting all those holes back, he had played any one wonderful hole (we knew not "birdies" then), but he had played perfectly steady golf for hole after hole, and in a relentless sort of way, which conveyed to his adversary that a slip would infallibly mean a hole gone.

The final was a terrific struggle, in which, I think, the rain won the match for the older warrior, just as it did in the great prize-fighting scene in "Lavengro." My own clearest recollection is of the end of the match. I had rushed forward towards the second hole, and presently there came one ball right down the middle of the course. That was Mr. Ball's: he had the honour. Then came a long pause, but no other ball. Where

was it? What had happened? It was quite a long time before we discovered that Abe Mitchell had topped his tee shot into a dreadful place and ultimately given up. It was a curiously flat ending, but what excitements had preceded it! There was the stymie which Mr. Ball astonishingly circumvented on the sixteenth green—a perfectly dead stymie, as it appeared, on an apparently dead flat piece of ground, and he got round it with—of all things—an aluminium putter. After that wonderful save he had made a mistake and lost the seventeenth. All seemed over on the home green, with both men about four feet from the hole in three and Mitchell with "that for the match." I can still see his sad little gesture as the ball slipped past to the right. It was so near and yet so far, and Mr. Ball banged his right into the middle of the hole. And then, finally, what grand recovery shots were those thirds at the thirty-seventh hole, Mr. Ball's from a bunker on the right and his opponent's from a ditch on the left!

There can never be a more thrilling match, but for sheer perfection of golf the play could not hold a candle to that which I saw on my next visit, in 1920, when Duncan holed four rounds of that mighty course in 291 strokes and won the *Daily Mail* tournament by the length of the street. Whether this 291 of Duncan's was as good as, or better than, Braid's 291 at Prestwick in 1908 is a question which different people will answer in different ways. I am content to think that I have never seen golf played so well as by those two on those different occasions, and do not expect to again. I have not been to Westward Ho! since, but one opinion I hold very strongly from watching the play then, and this is that it is, above all things, a course for the big battalions. I can hardly in my mind's eye see anyone winning this Amateur Championship who cannot hit the ball a long way. Those who have lately been to spy out the land say that the course is in admirable order; they also bring back horrific stories of tees far back, which strengthen my poor opinion. Waiting for a train the other night on Drem platform, one critic said he would almost take the "big three," Sir Ernest Holderness, Mr. Tolley and Mr. Wethered, against the field. Another added a rider in the shape of two more, Mr. Harris and Mr. Douglas Grant, and said he would take those five. I am inclined to agree with him; but that does not mean that I am ready for anyone who reads this article and writes to take me at my word. I am not a betting man.

THE GRAZIER'S ART

THE rich cattle-feeding pastures found in several of the Midland counties have been the envy of many for generations past. Investigation of the qualities associated with this land indicates that these pastures overlie deep, retentive soils, which have a high natural fertility and are not seriously affected by droughts in summer, while the drainage is sufficiently good to prevent water-logging in a wet season. It follows, therefore, that land possessing these desirable



A HILL PASTURE.

qualities is keenly competed for and has a very high rental value assigned to it. Good fences, the provision of natural or artificial shelter and shade, and access to a good water supply are also important factors which may ultimately render further adjustments necessary in regard to rental values.

It is often assumed that grazing constitutes a simple system of farming, and that it possesses many advantages is not to be denied. Judged in terms of manual labour, and also freedom from anxieties such as those faced by the arable farmer in respect of seed-time and harvest, there can be few more delightful callings, but to be successful calls for considerable specialisation on the part of the grazier both in relation to the management of grassland, and the selection and treatment of stock. Fortunately, in the matter of soil fertility and land

management, there are no guarded secrets, but it is the application of available knowledge which counts. In practice there are well defined requirements, and on the best pastures the herbage is close, sweet, palatable and capable of regular growth during the grazing season. Weeds are not likely to enhance the feeding value of the pasture, and a close sward is more likely to resist the intrusion of these, as well as being more productive. Phosphatic manuring stimulates the development of a nutritive type of herbage, and cultural operations like harrowing in spring tears out moss and distributes old droppings, while rolling subsequently consolidates the turf, which is conducive to growth. These operations take place during the period of rest which pastures are allowed from livestock, while the subsequent grazing season extends from the middle of April till the end of October, and in some cases it is possible to extend it until December. The management during the actual grazing season also demands attention, and varies according to the condition and capabilities of the pasture. Thus the stocking has to be so ordered that the grass is neither eaten too close, which thereby tends to damage the finer grasses, nor allowed to get so coarse as to be rejected by stock. Experience is often necessary fully to appreciate the possibilities of pastures, but it is now generally agreed to be inadvisable to stock land heavily too early in the season. The stage at which different grasses begin to make marked growth at the beginning of the grazing season is somewhat variable, but when the fields begin to send up rough grass it is time to turn out some stock if only for the purpose of keeping the grazing level. For that reason it is essential carefully to spread the droppings made by cattle, which would otherwise cause coarse tufted patches to spring up all over the field; while thistles, nettles and docks require spudding, cutting or pulling.

BUYING STOCK.

Perhaps the factor which ultimately determines successful grazing or otherwise is the purchase of the right type of stock, and here sound judgment is particularly necessary. The merits of a good judge are most keenly tested in the purchase of store beasts, for not only must the purchase price per live hundredweight be sufficiently low to leave a reasonable margin of profit when the cattle are fat, but the quality must be such that the beasts fulfil the expectations formed of them. It is easy to detect a "screw" among animals which have been well treated, but it becomes increasingly difficult to do so with lean cattle. It is partly for this reason that in the best grazing districts stores above the average in condition and also in age are preferred to the younger and less furnished types. Thus, at three years old, cattle are capable of responding well on rich pastures and are comparatively easy to manage. With younger stock, however, there are other factors to consider, for in the absence of some dry food at the commencement of the grazing season these cattle are apt to stand still and prove disappointing. In terms of stock-carrying capacity the richest pastures are able to carry one large bullock to the acre, and in the course of the first thirteen or fourteen weeks of the grazing season are able to make a daily live weight gain of about two pounds per head. Opportunity is thus often taken of stocking the land with forward stores in the first part of the season, so that they are finished off before the market is glutted with cattle coming off the pastures. Thereafter another younger batch will usually follow, and in a period of ten weeks will probably yield an average daily live weight gain of about one and a quarter pounds per day. Very often these are again sold as forward cattle to be finished off in yards for the Christmas trade. Observation will usually reveal that stock are fond of a periodical change of pasture, and good practice bears this well in mind during the season. This

thus provides an opportunity of resting the pasture, so that it freshens up and proves more palatable to stock. In any case, it should always be the endeavour by the end of the season not only to have gained satisfactory results with the cattle, but also to have the grass well eaten. In this way a fresh and palatable pasture will be available for the following season.

THE PIG INDUSTRY.

Pigs are very much in the public eye these days. The popularity of the English breakfast of bacon and eggs is universal, and the home producers are much disturbed by the keenness of foreign competition. All parties associated with the industry are, therefore, being increasingly drawn together to find a solution, and much good has undoubtedly been done. It is generally recognised that the main difficulties consist in breeding the right type of pig, and, if produced, receiving adequate compensation for it. Mr. Leopold C. Paget, the President of the National Pig Breeders Association, has, however, suggested that the multiplicity of breed societies working independently of each other has proved a

stumbling-block. There is a great deal of truth in this statement, for when so many breeds exist with separate organisations to protect their interests, it is natural that breeders and organisers alike seek to further their own interests at the expense of other breeds. This "battle of the breeds" is, therefore, apt to be destructive rather than constructive. In order to overcome this tendency, Mr. Paget has suggested that all societies should be brought together into one organisation, so that, instead of the energies of societies being directed into useless channels, they might be so co-ordinated as to consolidate the position of pig-breeding in this country. The suggestion will probably meet with criticism from those who are satisfied with the present order of things; but from those who have the good of the industry at heart there should be widespread support. A national policy supported by

all pedigree breeders would undoubtedly have far-reaching effects, but up to the present this has been impossible on account of breeders being suspicious of each other.

SHEEP FOR VLADIVOSTOK.

Many of our readers will be interested in the following letter, written by Mr. F. B. Punchard, answering the enquiries of a Vladivostok correspondent: "I think that any of the three following breeds of sheep would do for your friend at Vladivostok. They are all mountain sheep and fit to stand the most rigorous climate. Unless your friend wishes to have the whole of his flock pedigree sheep, I would advise him to buy a pedigree ram and twenty shearing or two shear ewes of good type not necessarily pedigree. Young sheep would travel better and also stand the winter better than older sheep. On hearing which breed he prefers, I could suggest names of well known

breeders or persons from whom the sheep could be obtained. Possibly then you could get an estimate of the cost to the nearest English port for Vladivostok. I doubt if you could get the seller to quote C.I.F. terms to Vladivostok.

"*Herdwicks*.—The hardest of all breeds, graze up to 3,000ft. above sea level. Wool 3lb. to 4lb. per fleece (wethers) and mutton 10lb. to 12lb. to 14lb. per quarter.

"*Black-faced Mountain Sheep* (Roughs or Westmorland breed).—These also are very hardy sheep and go on the mountains. They are the true mountain slow maturity type. Wool 5lb. to 6lb. per fleece. They are, of course, bigger than the Herdwicks, but they are not so long or so strong as the Scotch black-faced.

"*Scotch Black-faced Breed*.—These are really the Black-faced breed improved. They could be bought at Lanark. The fairs are usually held in September."

A GOLDEN JOURNEY



LIKE A FLAME AGAINST SILVERED WATERS.

I CAME across a man, a common fellow of commercial mind, new-returned from Spain, who walked with me but a few days since on a great green trackway of the heath that goes dipping to the sea through a land of springing green and blazing gorse. And as we walked, I asked this fellow what romance had he found on the highways of Spain.

Surely, I asked, there were in Spain a hundred such lost roads as that which we were travelling, roads of the plains and the foothills, roads where Don John of Austria once "went riding to the sea," roads once ablaze with the pageantry of dead centuries, and now asleep, with only the fire of such golden gorse bushes as ours to wake the dim echo of the knightly days that once they had known. I expected him, this man to whom for one great glorious month each year the whole land of Spain is his to travel, to throw out his chest like a troubadour and tell brave stories and build vast lies on all the romance of the past that he had found and made his own. Instead, he talked of gold standards, of currencies and exchanges, of Bourse chatter and Lombard Street rumours.

His mind was girt about with ingots, stuffed with bank notes and fattened on percentages—gross, horrible to contemplate.

There be many such as this man of little soul; but I cannot but think that even he, accursed though he was, felt something stir within him as his eyes caught the sheeted gold that swept before us up the banks on either side of that green, lost road and blazed again in wanton far-flung patches on the shoulder of the heath above us and in the patterned valley outspread before our feet. Surely, the gold of this new-minted coinage of the year touched in him some atrophied sense of beauty that still dwelt half-dead in the bank vaults of his mind. Be that as it may, it seemed that the gorse laid such fingers of beauty

upon him as wrought a miracle. For it stilled his babble of that other gold which cannot match this first currency of summer.

There are many such green forsaken ways in England, each asleep with its memories of dead travellers, each magical in the peace of moonlight nights; but I think that never do these roads awake so fully to the memories of the pageantry of their past as when the first breath of new-born summer touches the gorse into flame and makes a golden journey for those who would travel to that dream city of Samarkand, which stands, 'twixt heaven and earth, at the end of every road that your true traveller treads.

There is no such glory in all the year as this flame of the gorse which burns along our English trackways. It is the first great trumpet note of colour, blown to make prelude for the coming of those great colour symphonies of field and tree and flower that shall make more stately the high time of full summer.

There is something very English, very cheerful, very heartening in this glow of the gorse. Let your eye light upon it under the low-hung skies of a wet and windy day when all the rains of lingering spring are abroad, and it will put cheer into you. It has about it such colourful bravado as seems to mock the changing skies of this most inconsistent island.

One likes to think that when those bannered legions of old Rome, who thrust this great green road like a spear across the face of the island, trod these straight miles, weary with the toil of it, sick with the hunger for Tuscan plains, they found solace in the light of the gorse—a reminder of that sunlit blazoned land of theirs.

There are others, too, who have been cheered by it. Sit by this old highway in the soft magic of a May night and you shall hear, very faintly in the moonlight, the passing of the



A HERALD OF SUMMER.

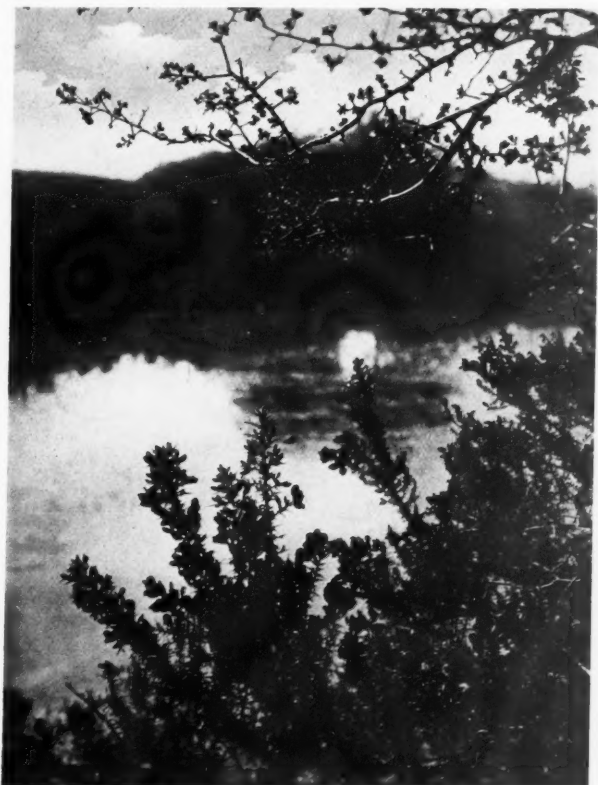


A MUDDY TRACK MADE BEAUTIFUL.

ghosts of those who once travelled on this pilgrim's way. The padding of quiet feet, the little tinkle of tiny bells, the silver note struck from a spur, the creak of saddles and the mutter of a thousand voices—so they go their way, prince and merchant, peer and pedlar, monk and man-at-arms, mailed and leather-jerkined—the shuffle of their hoofs and shoes kicking up a silver star-dust that only the eyes of those with faith may see.

Travellers all of them, who once were cheered on their lonely way by the noon-day blaze of the gorse by the roadside and by its sheeted beauty under the moon.

So down the ages the gorse flowers have cheered wayfarers, as in the centuries ahead they will bring comfort to those who



GOLDEN SPIKES.

shall tread our roads after us. See it where you will, mirrored in the pools that lie lonely by the road, blazing like an oriflamme amid the rough grasses of the cattle pastures, a flame on the hillside, or when—

Through the still woods the golden torches flare,
The silver birches lift a lambent spire,

or lit like a beacon on the seaward cliffs; and if you have any heart at all to stir the blood within you, you will feel the lure that stirs those who in these young months of summer are beckoned to go out upon the roads on a golden journeying.

J. WENTWORTH DAY.

A FEUDAL COURT OF TO-DAY

ON a brilliant morning of Easter week we made our way down the short main street of this little town among the hills. We were bound for the Red Lion Inn, in response to the formal summons to attend the "View of Frank Pledge with the Annual Court Leet and Court Baron" of the local lord of the manor, whereat "all persons who owe suit and service to the said Courts or either of them" were "required to be present and to do their services." So ran that old-world summons—typewritten!

We two had come down to be admitted as joint copyholders on the manor, as we were buying the quaint "message" known as The Brown House. We met the steward in the street and strolled down with him. We were quite late, but that did not matter, as those assembled were busy paying their dues. Odd, minute, feudal payments are these. That for our future home reached the vast sum of five and tenpence halfpenny, but most seemed to be sums such as ninepence, sixpence, threepence halfpenny, twopence, or even less; dating all from far back times when pennies counted.

We two, with the vendor of what is now our home, reaching the court with the steward, were duly installed in places of honour beside him, for two of us were ladies, unusual attenders at the court. We found ourselves facing a goodly assembly of responsible-looking townsmen and farmers, our future neighbours and fellow-copyholders.

The steward called for the bailiff to proclaim the court open, and in came an old countryman armed with the town crier's bell. One felt that he should have worn smock and knee breeches, but he didn't.

First, twelve jurymen and their foreman were elected and duly sworn in, to do justice without fear or favour, for the coming twelvemonth, throughout the precincts of the manor. Should any question arise between us and our neighbours, say as to boundaries or as to repair of walls, we shall call in that jury, and "by custom of the manor" its word will be our law.

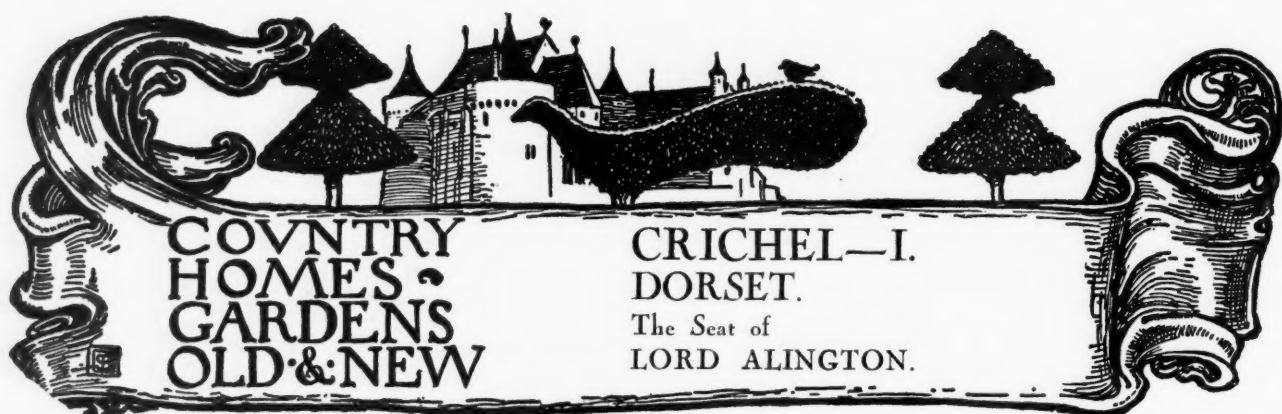
Then followed the election of a constable and a hayward for each parish wherein lies the manor. The duties of the former must have lapsed in '50 with the passing of the Police Act; as for those of the haywards, no one seemed now to know what they ever had been, except to help the constables—but we elected the officers all the same.

Then followed our own business. The steward and the vendor stood up, each holding one end of a stick, while he read out an ancient formula announcing that she surrendered to the manor the message known as The Brown House. Then we two took her place and held to the stick, while he recited a like ancient formula whereby we and our heirs for ever were admitted as joint copyholders. By "custom of the manor" this formal resignation and admission through a stick is necessary for the legal transfer of any copyhold. A townsman not many years dead has left it on record that he "knew of two properties, sold and enjoyed for years, till, after death of both buyer and seller, the heirs of the seller claimed the property and had it again, as it had never been through the Court." Also if a heir omits to come into court and go through the ceremony within three years his property should revert to the lord. Would a twentieth century lord claim it?

Transfers of lands being finished, those present were next asked to report any deaths that had occurred among copyholders since last court. Followed some discussion of local matters and then the court was declared closed. The steward added his invitation to the jurymen and principal copyholders present to join him at dinner in the inn's assembly room upstairs. We two ladies, not being invited, went off home to our lunch; while the men, joined by the parson, sat down to a substantial meal, and with beer, songs and speeches they kept it up till tea-time. Readers may perhaps note that our lord of the manor does not get great profit from his feudal dues!

It was a friendly, homely, wholesome little function, this meeting of copyholders to witness local business and take responsibility for local peace. From one standpoint, it is a pity that Lord Birkenhead's bill abolishes this survival of feudalism.

COPYHOLDER.



AT More Crichel the presence of the parish church standing on the lawn close to the great house, but with no other habitation in sight, recalls vividly to us the revolutionary processes of our eighteenth century landscape school of gardening and of the power of the landowners of that day to give complete practical effect to the principles of that school. If we wanted to reconstruct the More Crichel of Early Tudor times we should set in the centre of our picture a manor place such as Master Fitzherbert described in his "Boke of Husbandrie," which he printed in 1539. There would be a modest house with hall and solar and a few chambers, ample kitchens and offices, and buildings surrounding courts to accommodate retainers and domicile animals. Then, close by, we should place the church, and but little farther off the humbler dwellings of such farmers, craftsmen and cottiers as the size of the parish and the calls of the little community demanded. As time went on the manor house would have assumed a larger and more dignified form. The offices would be less prominent, stable and farmery would be moved a little way off, the village houses would be modified and reorganised, and about the house formal gardens and walled enclosures would be laid out. Thus, in about 1700, Crichel had donned the aspect shown in a picture

that still hangs in the present house (Fig. 4). Next to the four-gabled and stone-mullioned house of Jacobean character the Charles II owner has added, to the right, a new section in the style of his day, and, to the left, a little way off, a balancing two-storeyed garden house. There is a balustraded terrace with statues and a broad flight of steps descending to a parterre. Beyond the first walled enclosure, up which a central path leads to the porch, is a forecourt, whence stables and village may be reached right and left, and with space for carriages to turn in front of the garden gate. A gorgeous six-horse chariot is approaching, and horsemen are off to the downs hawking. But all is on a small scale and homely, the note of simple rural domesticity being given by the cows that share the roadway with the splendid chariot, and by the cottages and outbuildings that group round house and church, the tower of which rises above the trees on the left. Compare this scene of the closing years of the seventeenth century with that of a hundred years later (Fig. 2). In front of the palatial portico a dressed solitude, a manufactured nature spreads itself as far as the eye can reach, giving no indication that the world is mostly a place of work and wages. Except for the parterre and garden temple, which were contrived by Mr. Peto twenty years ago, the scene is typical of the time when the classic school of



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1.—THE SOUTH FRONT.
Built by Humphrey Sturt after 1765

"COUNTRY LIFE."



Copyright.

2.—LOOKING OUT SOUTH FROM THE PORTICO.

"COUNTRY LIFE."

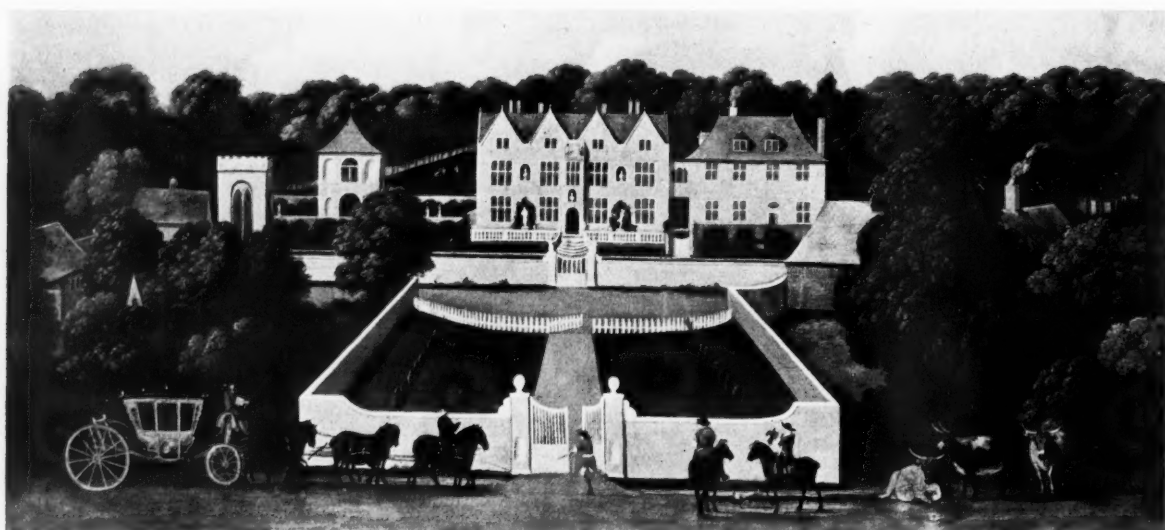


Copyright.

3.—THE PORTICO.

Showing at the back two storeys of the house built by Sir William Napier in 1742.

"COUNTRY LIFE."



4.—THE HOUSE THAT WAS BURNT IN 1742.

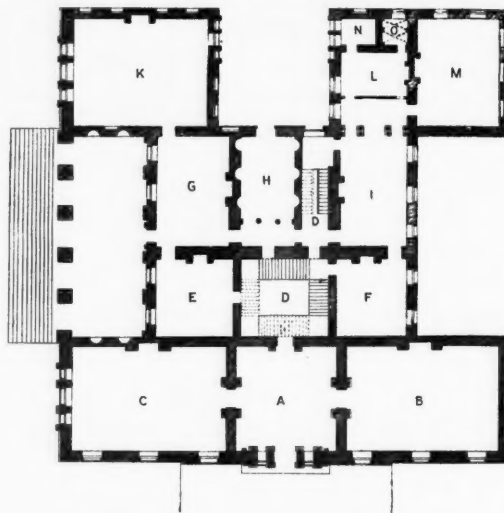
This picture represents the Early Stuart house with the Late Stuart additions.

architecture built Italian palaces for our wealthy men, and when "Capability" Brown abolished formality in the garden, but stretched his pleasure grounds over miles of woods and parks, damming up streams to make serpentine lakes, curving his roads and paths, setting clumps and belts in his parks and bringing the undulating ground right up to the house windows. Whoever it was that laid out Criche in this manner, he certainly satisfied the basic principle of the school as defined by Brown's follower Repton, that—

all objects of mere convenience or comfort, if incapable of being made ornamental or of becoming proper parts of the general scenery, must be removed or concealed.

The church, a little south-east of the corner of the house and just seen beyond the end pilaster of the portico in Fig. 2, could be "made ornamental." Probably not much was done to it at the time when the house was completed and the grounds laid out, which was about 1775, for it was entirely rebuilt in 1850 and shows nothing of old date except the tombs of some of the Tudor owners of the manor. But, except the church, every other building connected with parish life was removed or concealed, the villagers being new-settled far from their place of worship and beyond the limits of the extensive park, in what is still called New Town.

Thus, an entirely artificialised form of nature was engineered down the little valley, of which the low-lying stretch was formed into the spacious lake. Cedars, singly or in groups, were set as principal objects on the great rolling stretches of lawn, and



5.—THE PLAN OF THE GROUND FLOOR AS GIVEN IN HUTCHINS' "DORSETSHIRE," EDITION 1774.

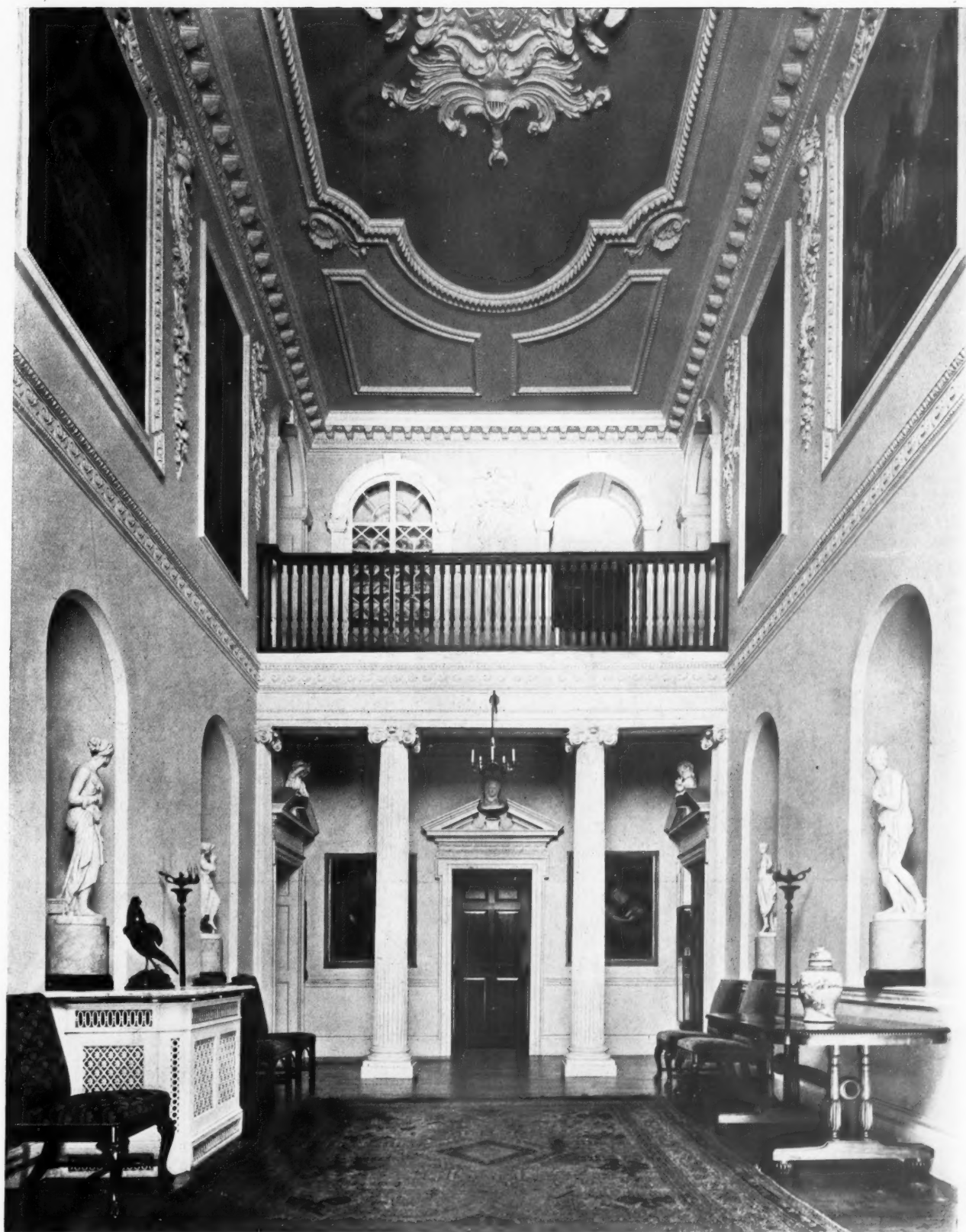
A, hall; B, dining-room; C, drawing-room; D, principal stair; E and F, bedchambers; G, dressing-room; H, vestibule; I, breakfast-room; K, library; L, Mr. Sturt's writing-closet; M, common eating parlour; N, water closet; O, fire closet or evidence-room; P, back stair.



Copyright.

6.—THE CENTRE OF THE EAST FRONT.

"COUNTRY LIFE."



Copyright.

7.—THE VESTIBULE (H ON PLAN).
It will have been the staircase hall of the 1742 house.

"COUNTRY LIFE."



8.—THE WEST, OR WINDOW, END OF THE VESTIBULE.

plantations of trees were set to close in the sides, and to "conceal" whatever there was which might be "of convenience" but irremovable. Except for the little extent of renewed formality already mentioned, Crichel, both as to its house and grounds, remains a fine and typical example of a Late Georgian country seat. Before we examine it further and note when, how and by whom its present size and appearance were given, let us glance at the older history of the manor and see who were its lords and what were their doings.

There are three Crichels—the Long, the Little and the More—among the parishes that occupy the fertile area north of Wimborne Minster, and before we reach the more woody district of Cranborne Chase and the bare chalk downs that stretch up towards Salisbury. Little streams, fed by the waters

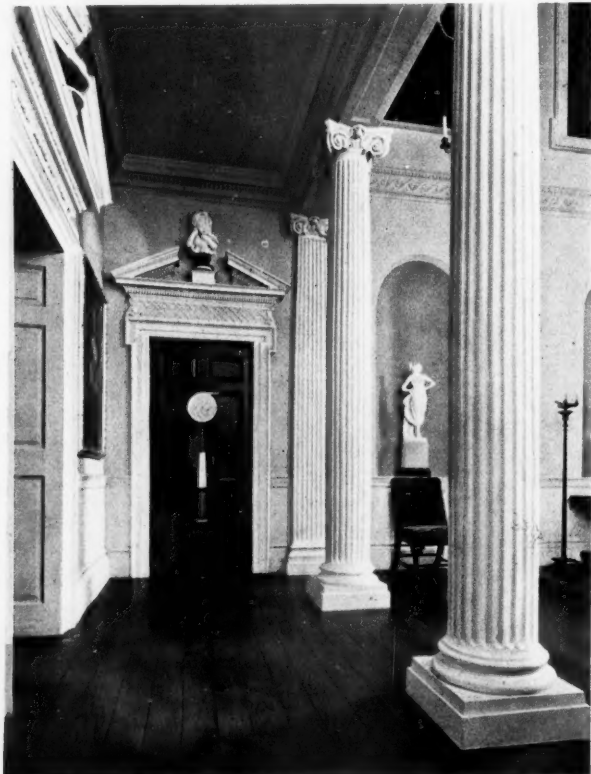


9.—THE EAST, OR SCREEN, END OF THE VESTIBULE.

of Cranborne Chase, run southward to join at Wimborne the River Stour on its way from Blandford to the sea at Christchurch. Thus soil, site and climate favour Crichel as a place of pleasant inhabitation, and here in the early part of the sixteenth century we find the Cyfrewast family in possession. The last of the male line was William Cyfrewast, who died in 1582 and whose tomb survives in the rebuilt church. So also does that of his daughter Dorothy, who seems to have parted with her father's manor, which, in the time of James I, we find owned by "Sir Nathanael Naper," as he was then written, but whom we should spell Nathaniel Napier. Although he makes his appearance at Crichel at the time of the great Scottish invasion of England, that is, when the Scots King James succeeded Elizabeth, and brought hordes of his compatriots to fatten on the richer lands



10.—THE GALLERY OF THE VESTIBULE



11.—UNDER THE GALLERY OF THE VESTIBULE.

of his new inheritance, Nathaniel Napier was no newcomer to England, or even to Dorsetshire. A cadet of the Napiers of Merchiston had settled at Swyre in this county when Henry VII was King. The grandson of this "John Naper of Swyre" was Sir Robert, who in 1593 became Lord Chief Baron of the Exchequer of Ireland, and whose gains in the profession of the law enabled him, the year before, to possess himself of Middlemarsh Hall, near Sherborne. There he was succeeded in 1615 by his son, the aforesaid Nathaniel, who acquired the More Crichel estate, was knighted by James I at Newmarket, and served as sheriff and as Member of Parliament for the county. We read in Hutchins, whose "History of Dorset" was first published in 1774, that Sir Nathaniel "according to Mr. Coker built the house of More Crichel where his descendants have ever since chiefly resided." The house will be the one of four gables represented in the picture already described, which, however, will not have been painted until his grandson had added the wing and laid out the formal gardens. That, it would seem, he was enabled to do owing to the successful administration of the family fortunes by his father, Sir Gerard, who succeeded Sir Nathaniel in 1635. Although five generations separated him from the original Merchiston stock and established him as an anciently seated Dorsetshire man, yet there seems to have been a good deal of the canny Scotsman about him, and this helped him to get through the difficult times of the Civil Wars without serious loss. He could be a Cavalier and a Parliamentarian by turns. In 1640 he is arraigned for remissness in pressing men for the King's service, but in the next year he has made his peace with the Court and is given a baronetcy. Twelve months after, when Parliament proposes dealing with him as a delinquent, he promises to "further their interests," and yet tries to get Dorchester for the King. In 1644 Parliament does take action against him. They sequester his estates, but they let him off with a very moderate composition when he bewails the heavy damage he had suffered at the hands of the Royalists. He even ultimately gains by sending money to aid Charles II in exile. For this purpose he commits to the care of Sir Gilbert Talbot five hundred broad pieces. Sir Gilbert, however, seems to consider his private needs more important than those of his Prince, and retains the broad pieces. At the Restoration, Sir Gerard arrests Sir Gilbert and thus thoroughly advertises his small sacrifice on behalf of the exiled King when that King has come back to his own. Charles personally intervenes, causes Sir Gilbert to own having received and retained the money, but induces Sir Gerard to forgive him, and as a public mark of the Royal esteem orders him "a number of deer yearly out



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12.—THE LITTLE DINING-ROOM.

"COUNTRY LIFE."

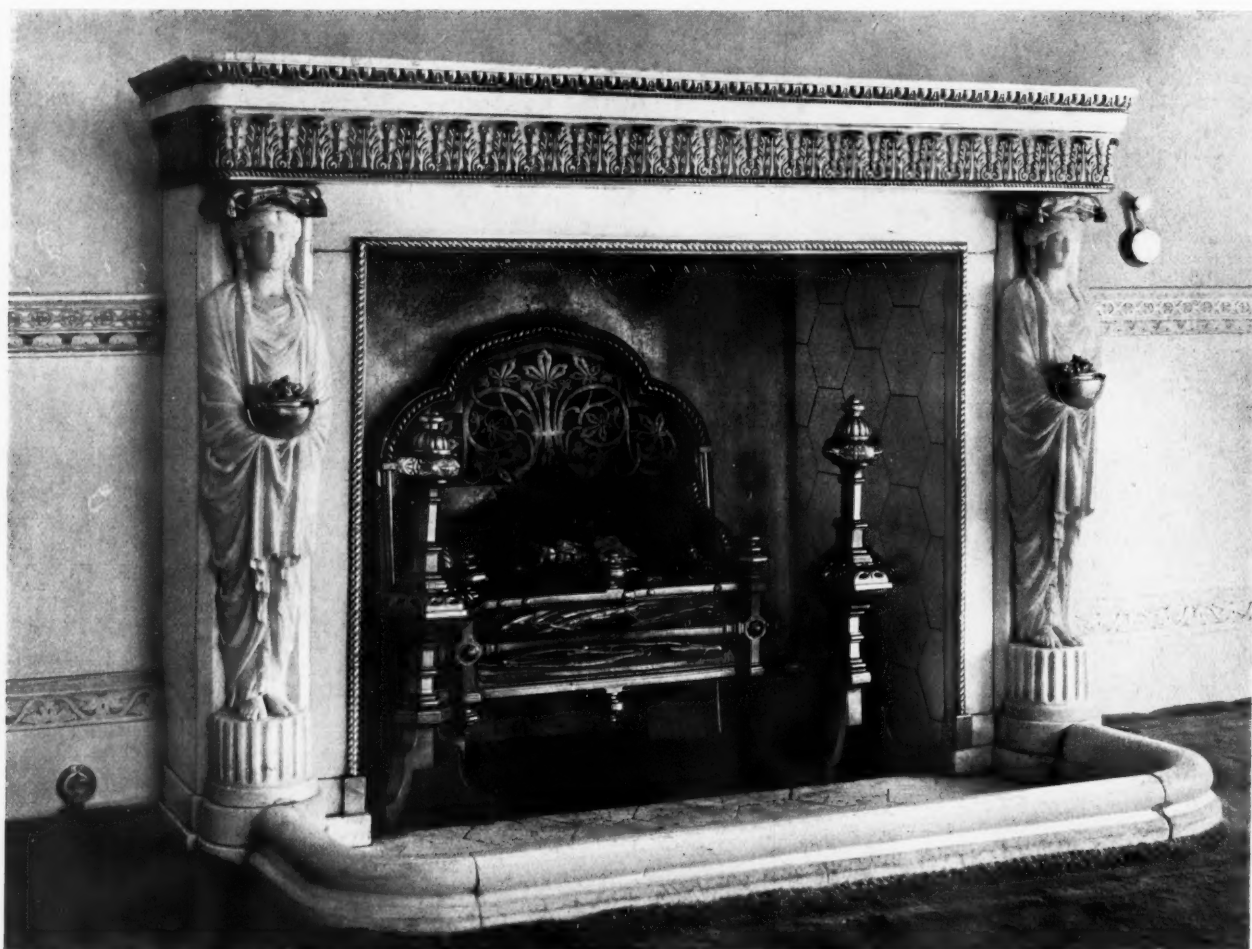
Called breakfast room in the 1774 plan (i).



Copyright.

13.—CHIMNEYPIECE IN THE SMALL DINING-ROOM.

"C.L."



Copyright.

14.—CHIMNEYPIECE IN THE LONG DRAWING-ROOM.

"COUNTRY LIFE."

of the New Forest without fee." Sir Gerard's capacity for using his opportunities brought title and wealth to the owners of More Crichel, and so Hutchins tells us that "though he suffered much in the civil war yet he greatly augmented his paternal estate and lived in a manner suitable to his quality." In 1665 the Court, being driven from London and its environs by the plague, removes to Salisbury, and the King and Queen pay a visit to Sir Gerard at Crichel.

Dying in 1672, he was succeeded by his son, the second Sir Nathaniel. He it was who "much beautified and adorned the house and garden." He had the civilised tastes of his day in literature, art and architecture. He wrote journals of his travels, which extended to France, Italy and Holland. But he also acted the part of the local magnate, and he habitually served his county or its capital town in Parliament. In 1708 he was succeeded by his fifth but only surviving son, another Sir Nathaniel, whose only importance in the history of Crichel was his second marriage with the heiress of the Alingtons, and their barony was re-created in favour of the owner of Crichel in 1876.

William Napier, son of Sir Nathaniel and Catherine Alington, became fourth baronet in 1727, and fifteen years later the house, which his great-great-grandfather had built and his grandfather had improved, became a heap of ashes. We can trace this calamity in a surviving declaration by Sir William and dated 1745, wherein he acknowledges his former possession of certain deeds—

in my late Mansion House at Moore Critchill when the said Mansion House was lately Burnt and consumed by Fire.

He rebuilt it, as Hutchins puts it, "in great splendour"; but when the property came into the possession of his sister's son in 1765, the latter, as we shall see, being a man of great wealth and large ideas, so immensely enlarged it that he practically engulfed the house he found, and what we have now to consider is how much he did find and what he added.

Dr. John Hutchins began his "History of Dorset" in 1736. It had, however, only made little way in 1761. Then it went forward, and was practically complete, although in manuscript, when he died in 1773. In the following year it was published in two volumes. If we turn up Crichel, we shall find no reference whatever made to the building activities of Humphrey Sturt, Sir William's nephew, who had inherited in

1765, but only to the "splendour" of Sir William Napier's 1742 house and to "the large park that adjoined it." But we know that Humphrey Sturt was very well forward with his transformation when Hutchins died, for in that year Mrs. Harris, mother of the first Earl of Malmesbury, was making a June visit to her friends, the Shaftesburys, at St. Giles' House, some five miles north of Crichel, and writes as follows to her son, who was then at the Berlin Embassy:

Yesterday morning Mrs. Sturt and Mrs. William Hoare came here. In the evening we returned their visit. Mr. Sturt has added much to his house at Critchill. It will be a very fine thing when finished; a number of very large rooms. It being joined to the old house it is not so complete as one could wish.

Although Hutchins, himself, does not mention this great change, yet the editor of his "History" included in it, on its appearance in 1774, both a plan and an elevation of the altered Crichel. Then, when it came to re-issuing the "History" some forty years later, we find added to the sentence about Sir William's rebuilding the following description:

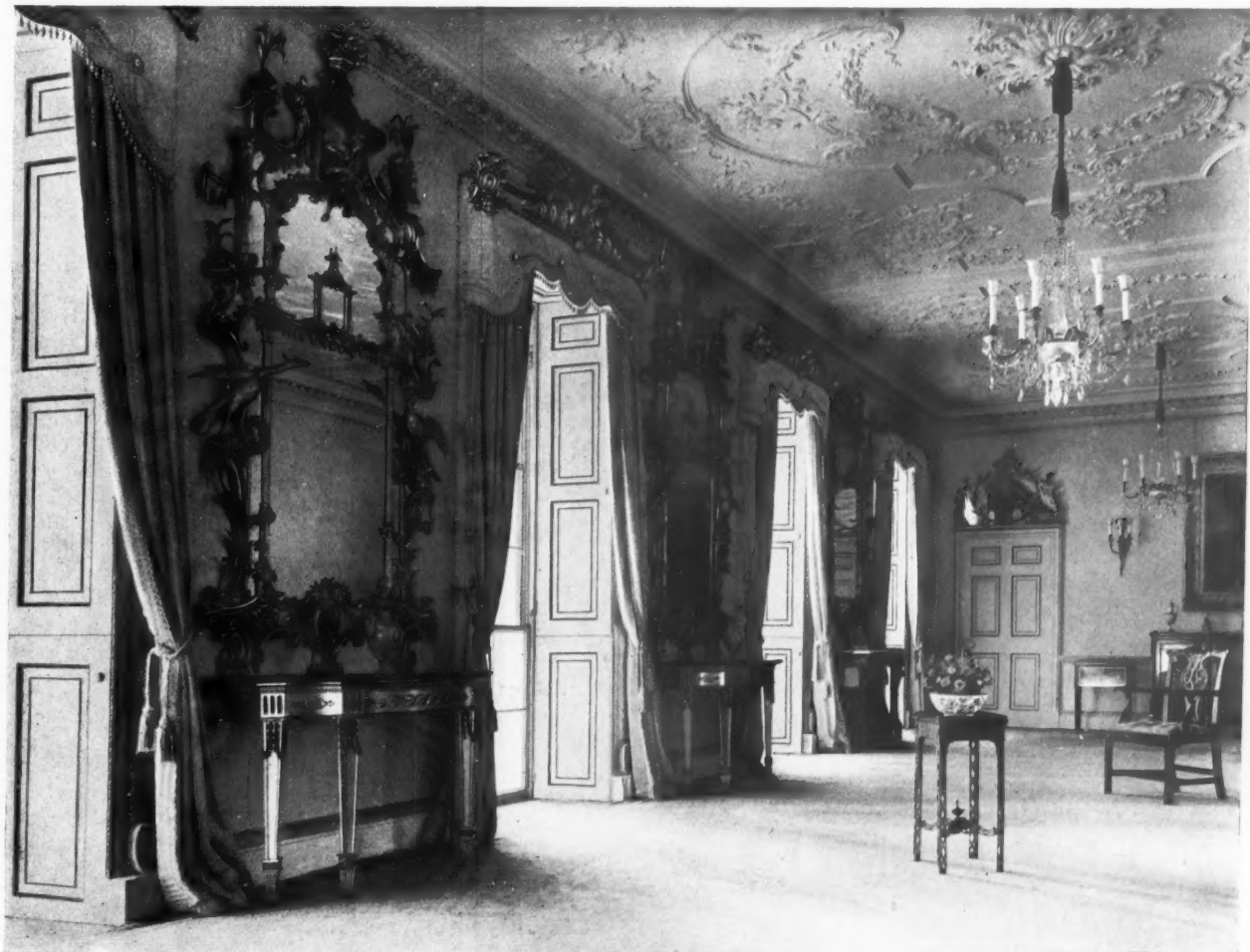
But it was afterwards so immensely enlarged by Humphrey Sturt Esquire that it has the appearance of a mansion of a prince more than that of a country gentleman. The hall, dining room, drawing room, portico, library, the common dining parlour, with the apartments over them are all entirely his additions to the house rebuilt by Sir William Napier. The staircase is in the middle of the house, lighted by an elegant glass dome. On the north side stand the stable and offices, which enclose a large area, and are a distinct building by themselves. There is a large body of water before the house, and the whole country round is improved and beautified.

This description and the 1774 plan (Fig. 5) clearly show us that the Napier house was a parallelogram of about seventy feet by fifty-five; that to the west, Humphrey Sturt added two blocks, the one (K) containing a library about forty feet by thirty, and the other a "common eating parlour" (M), occupying half that space, and next to it three closets, one the owner's little writing room and off it another which we should term a strong-room, but then described as a "fire closet or evidence room." These two excrescences left a break, showing about forty feet of the Napier elevation. But to the east there was no such break, and we get a range some hundred and twenty feet long divided into a central hall (A), with the great dining-room (B) north of it, and the great drawing-room (C) south

of it. The very considerable southern projection of library and drawing-room left another section of the Napier house exposed to view. It was evidently desired to retain the existing penetration of this section for the height of two storeys, and so this recess was treated as a great loggia or portico of which the columns and entablatures support the upper storey of Humphrey Sturt's new front (Fig. 1), his ground-floor rooms on either side of the portico being equal in height to two of his great-uncle's storeys. Of that great-uncle's building the plan shows that the centres of three sides were left exposed. That which forms the back wall of the great portico remains almost unaltered and enables us to picture a house in the George II manner, with a pedimented central doorway (Fig. 3) and the window frame above enriched. All the other windows have moulded frames. All such details are carried out in a yellowish stone, but the pilasters dividing the window spaces are, like the walling, plastered and coloured white. They will have been added by Humphrey Sturt to correspond with the columns of his portico, as all are of the Ionic order, the columns being of Portland stone. What, however, is curious about his façades, which can only have been designed in or after 1765, is that they are essentially Early Georgian, and resemble what Flitcroft had done at Wentworth Woodhouse, Paine at Nostell, and Ware at Chesterfield House, all in the second half of George II's reign. But before George II died Robert Adam had established himself in London and had become such a favourite with the rich men most interested in architecture that before 1765 he had worked for Sir William Drake at Shardeloes, Lord Coventry at Croome Court, Lord Shelburne at Bowood, Lord Willoughby de Broke at Compton Verney, Sir Nathaniel Curzon at Kedleston, Robert Child the banker at Osterley, and the Duke of Northumberland at Syon. His manner was so fashionable that we find his fellow-architects adopting it almost universally. But at Crichel the windows, instead of being mere apertures, all have moulded architraves supporting a head in form of an entablature, except on the ground floor of the east elevation (Fig. 6), where not only are they pedimented, but so is—in unusual fashion—the Venetian window of the hall. It is curious, also, that all the exterior friezes, that of the portico and those of the pedimented windows and of the side sections of the Venetian

windows, have the convex form which had been usual half a century earlier. Such pronounced survivals make us uncertain when we step indoors and are in those parts of the house which we know belong to the 1742 period, how far their decorations belong to that date. One of the least changed interiors is that which in the 1774 plan is called vestibule (H). From the position of the church in the picture of the seventeenth century house, we see that it shows the east elevation, and that that was the front door side. It will have remained the principal or ceremonious entrance side until, in recent times, the west recess was filled in with a new entrance hall. Thus, what became Humphrey Sturt's principal stair (D) will have been his great-uncle's entrance hall, and behind it his main staircase (Fig. 7). At its west end a half-landing window (Fig. 8), framed with swags of flowers, remains, and is much like that at Downton Hall in Shropshire, dating from about 1745. At its eastern end (Fig. 9), under the gallery (Fig. 10), are three pedimented doors with broken architraves exactly as we should expect from a designer of the Burlington school. So is the decorative scheme of the upper half of the walls. The stucco of its elaborate drops is comparable to those at Mereworth or Powderham. The framing of the series of decorative landscapes resembles that which forms the wall decoration of the drawing-room at Godmersham, dating from about 1732, and although it has the same general character, yet is quite different in detail from what Adam used for a like purpose at Compton Verney, Saltram and Bowood. We are, therefore, justified in concluding that Humphrey Sturt, when he put a new stair in what had been the hall, merely pulled out the old one, making good the walls against which it had rested, and breaking their surface with plain niches.

If he pulled nothing away before he made his additions, we must suppose the 1744 house to have occupied the place of and been only a little larger than the Jacobean block, of which it may even have used some of the foundations and walling. Its central section will have been occupied by a hall with two staircases behind it, and have been flanked on each side by two reception rooms. Their size and relative positions will have been as shown in the 1774 plan, but there, owing to the addition of new sitting-rooms, two of them (E and F) are



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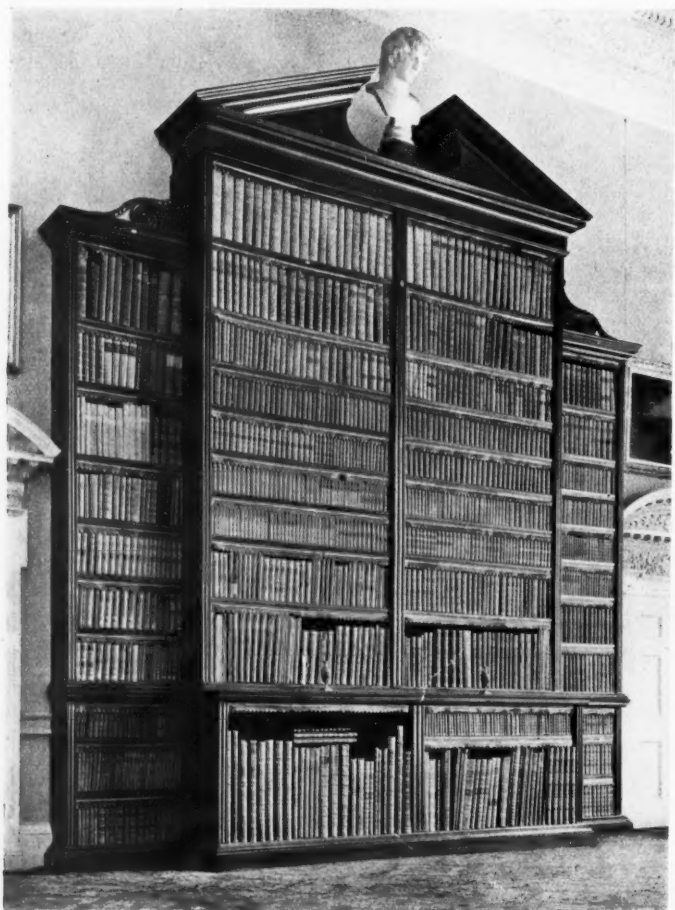
15.—THE LONG DRAWING-ROOM.

'COUNTRY LIFE.'

It was two rooms (E and G) in the 1742 house, and so given in the 1774 plan, but was probably thrown into one at that time.



Copyright. 16.—THE CHIMNEYPiece IN THE LIBRARY. "C.L."



Copyright. 17.—THE BOOKCASE IN THE LIBRARY. "C.L."

called bedchambers, and one larger one (G) a dressing-room, although it was the only means of access to the new library (K).

The inconvenience of such a disposition will have become evident, and the two rooms were made into one (Fig. 15), lit by all the five ground-floor windows that open on to the portico. This may have been a modification of the plan made in the course of Humphrey Sturt's alterations, and needed such considerable structural work as the removal of a great chimney-breast. In the room we find traces of various styles, original or imitative. The ceiling is not unlike late George II ones at Edgcote and the Foundling Hospital. The great inter-fenestral mirrors are fine examples of Chippendale's most Chinese manner, but the chimneypiece (Fig. 14) is of later date. It is of Carrara marble enriched with beautifully finished ormolu work, and of a French type.

The northern rooms of the 1742 house have been little altered since Sir William fitted them. In the room (F) the walls are lined with large-panelled painted wainscoting in the George II manner, just as in the windows we still find the heavy sash-barring of that period. The doors have enriched heads, and the typical wooden chimneypiece is surmounted by a frame for a picture much like those we have seen in the vestibule. The next room (Fig. 12) was probably Sir William's dining-room, but cannot then have had the columned recess shown in the 1774 plan, as that recess is part of Humphrey Sturt's building. In order to form a corridor to reach nineteenth century additions, it has again been taken off, the columns remaining in front of the partition. The ceiling also bears evidence of recent work, but the rest of the room retains its original get-up, the Hondcoeter picture over the beautiful marble chimneypiece (Fig. 13) and the still-life pictures on the walls being thoroughly appropriate. We also find Sir William's work in the rooms over these two and over the long drawing-room. Nor has it been removed from the "common eating parlour" (M), except in so far as this, like the breakfast-room (I), was curtailed to form the approach to the modern additions.

The library is certainly an integral portion of the post-1765 building, but, like other of Humphrey Sturt's work, it is in the outgoing manner. The walls are undecorated above the dado, and may have been intended to be hung with tapestry or damask or even with paper, which, whether of Chinese or of native origin, had become a fashionable wall covering long before Humphrey Sturt inherited Crichel. The fine chimneypiece (Fig. 16), both as to its lower marble section and its upper one of wood, closely resembles what Flitcroft had put up in the Van Dyck room at Wentworth Woodhouse, and it is interesting to notice that it frames a Wentworth picture, a copy of the well known Van Dyck of the great Lord Strafford and his secretary, the original of which is still at Wentworth Woodhouse, and other copies at Wentworth Castle and at No. 5, St. James's Square, the country seat and town house of his great-nephew, the first Strafford of the second creation. The interest in the Crichel copy lies in the probability of its having been painted by Sir Joshua Reynolds.

Opposite to the library chimneypiece is an architectural bookcase (Fig. 17) of the kind introduced by William Kent, and, although it is later in style than his manner, it is, like the chimneypiece, earlier than the manner of Robert Adam. It was adequately designed for an important place in a great room. It is the outstanding feature of the east side of the room, as the chimneypiece is of the west, and the pilastered and enriched Venetian window of the south. It is 16ft. wide, and reaches nearly to the ceiling of the 20ft. high room. Whoever it was that Humphrey Sturt, on succeeding to Crichel, employed to design and carry out his transformation of the house, he evidently was a man still steeped in the traditions of the Burlingtonian school, although, before he was called in at Crichel, Adam had been at work completing in his manner what Paine at Kedleston and Carr at Harewood had begun in the earlier one. We shall see next week that Humphrey Sturt followed the reigning fashion before he finished the decoration of his new rooms.

H. AVRAY TIPPING.

TO CONSTANTINOPLE BY CAR

THE BALKAN ADVENTURES OF TWO WOMEN.

THERE are moments when the cushioned comfort of English life weighs one down with a crushing sense of over-civilisation, and the tame beauty of known things by ceaseless repetition creates a boredom to be cured only by seeking out strange places. It is then that the sea-girt walls of England seem those of a prison.

Last summer we were suffering severely from the wanderlust disease, and as grey rainy day succeeded grey rainy day our wanderlust grew. An unexpected invitation to spend a month in Constantinople came as a ray of sunshine amid the all prevailing gloom. There was no uncertainty in our joint reply.

Route planning is, perhaps, the most delightful part of a trip, and we spent happy hours discussing the rival merits of the Simplon-Orient Express and the cheaper Conventional train. For a while the fascinating scheme of approaching by sea that wondrous city, where Europe is kissed by the East, held our fancy. Marseilles to Constantinople in twelve days, in a tramp steamer stopping at strange, unknown Mediterranean ports—how delicious it would be! All other schemes, however, were rapidly forgotten when the idea of going to Turkey in a car presented itself.

Less than three weeks later we were covering the distance to Dover at an easy thirty miles per hour, conscious that in an hour or two England would be receding in the distance and we well on the first stage of a journey which two women had never before attempted.

Although the project had shaped itself in a way which proved to the full the inevitability of casualness, certain preparations were made with considerable care. The choice of a car was a matter of some anxiety. We needed a small two-seater strong enough to stand a test that few cars have ever had to endure: one with an engine powerful enough to tackle the Alps and to cope with impossible Balkan gradients and, at the same time, running as many miles to the gallon of petrol as possible on account of the difficulty in obtaining supplies east of Italy.

Then we needed a car which one woman could drive 2,500 miles and two women could handle and repair without the expenditure of too much physical energy. We finally decided, after some hesitation, upon a 10 h.p. Wolseley two-seater, a choice which we had no reason to regret. The question of spare parts and luggage was a complicated one. We limited ourselves to an excess weight of 160lb. This included two spare wheels, two petrol cans, a tin of engine oil, a pint of clutch oil and a kettle of grease. We had a spare set of sparking plugs and two jets of different gauges for the carburettor, and then, of course, there were the usual tools. Not much weight allowance was left for personal luggage. Tea basket and medicine chest were alike indispensable. As for clothes, we took our oldest. The road to Constantinople is lined by many a grave,



BY LAKE LUGANO.

but the most recent are those which contain the ancient garments which we from time to time discarded from weakness.

It is really much easier to get through the French customs with a motor car than without one. We handed our documents to the Automobile Association official at Boulogne, went and had an excellent late tea at the buffet, and returned to find all formalities completed and the car quite ready to start. That evening we slept at Abbeville.

France is no new hunting ground for motorists. Our route, following the battle front, is particularly familiar to most English people, and there is, therefore, little need to dilate upon our experiences on the way to Pontarlier on the French-Swiss frontier.

Adventures commenced in Switzerland, for to cross the Alps is a severe test for any car. The triumphant behaviour of ours gave us confidence for the worse trials we knew to be ahead. Our route lay along the border of the Lake of Thun to Interlaken, and afterwards through Meiringen and beautiful Grimsel up the Furca Pass (8,100ft.) and the St. Gothard.

From Meiringen it was a difficult—and, to one of the occupants, a rather terrifying—drive to the top of the Furca. The Furca Pass has only recently been opened to motor traffic and the road is narrow, the gradients are extremely steep and the corners more than usually sharp.

The absence of chais-à-bancs on the French and Swiss roads had been until then a matter of congratulation. We did not realise they were saving themselves up for the corkscrew bends and narrow road of La Furca Pass. The first was seen at Meiringen, and after this harbinger of ill they hurried thick and fast. Bunches of five or six at a time came rushing along, keeping well to the middle of the narrow road and making clouds of dust.

There were several exciting moments. One was when the Klaxon lost its voice, one when the car refused to take a curve and gradient together on second, refused, too, to go into first, and stopped. One of us jumped out to lighten him and also (let it be confessed) to push. Then round the bend came Juggernaut. With a grinding of brakes hastily applied, a sharp turn to the inside of the cliff, and with only a few inches to spare, disaster was averted. Then there was an occasion upon which the rather terrified passenger so lost her nerve that at a particular sharp curve, with a drop of 1,000ft. to one side, she threw herself upon the steering wheel, and so nearly ended the venture for ever.

We spent the night at the hotel at the Glacier du Rhone, and next morning crossed the summit of the pass. After that the St. Gothard had no terrors for us, and by midday we were rapidly descending towards Italy. The descent from St. Gothard to Chiasso is through some of the most beautiful scenery in Europe. The day we passed the weather was glorious, and the sun, which we had almost forgotten, smiled upon us kindly. The day did not end as perfectly as it began. Instead of staying the night at Como, which was



A BALKAN "ROAD."

reached about 8.30 p.m., we decided to stay at the less sophisticated Erba, fourteen miles farther on.

Information as to where the Erba road lay was readily forthcoming from everybody who happened to be passing in Como when we stopped to make enquiries. The result of this good will was disaster.

From the confused instructions given, it appeared that a tramway line was to be followed slavishly for the intervening fourteen miles. Eventually it led us up a very steep hill and then developed into a single track of rail which faded away into a tunnel without any accompanying road. A grass-grown cart-track led off, from where the road ended, apparently to fields. There was no light, only the black darkness of a moonless night. A little way behind, mounting the hill, were two bullock carts. We stopped to consider the situation, and immediately from nowhere sprang about twenty small children in picturesque but inadequate rags. They clambered over the car and shouted advice in chorus. Their meaning was clear. Someone had blundered. We decided to turn; tried to back, and found the road, on account of the bullock carts, too narrow.

It was then our first Fascist appeared. He arrived on a bicycle. In a moment he had dispersed the horde of children, while his black shirt inspired sufficient respect in the drivers of the bullock carts to make them drive their bullocks on. The bullocks, dazzled by the headlights, made straight for the car. In a moment the bullocks, the carts, the car, the Black Shirt, and all the children, back again, were in a confused mass, while directions and counter-directions and appeals for mercy for the car mingled with the grinding of the carts against the mudguards. It was a painful scene. The follower of Mussolini was indefatigable, and finally disentangled things. The car suffered only a few dents and scratches, and we set off on our way to the point five miles back where we ought to have turned to the right. After that little episode Italy presented no especial difficulty. We spent a halcyon day of rest and bathing at

collected and we all shoved as hard as possible. It was useless. The next step was to unload that 160lb. of baggage from the back. Luckily, at that moment a cart with two horses passed. The horses were commandeered, and with their assistance the car surmounted the farther bank. A mile farther on the track was crossed by a drain and parts of a broken stone drain pipe a foot to 15ins. high, on that the car firmly sat and refused to budge. Again the luggage had to be unloaded. Pushing made no impression. Other peasants came along and managed to lift the hind part of the car bodily over the pipe. Then we boiled the kettle and had tea. At Novska, where we spent that night, the bedrooms looked dreadful, but we were compelled to share the horrors of one. One bed broke into pieces when sat on. The other and the frightful divan were solemnly made up after our arrival with linen that had been in everyday use for months.

After Novska we turned south into Bosnia, that land of good roads, wonderful scenery and smiling, gorgeously arrayed peasantry. The red fez, the veiled women and the bazaar in every village there combine to give the first tang of the East in Europe. At Jajce, where we spent a night, is a perfect and extremely cheap hotel set in the most magnificent of surroundings. Sarajevo is a delightfully situated town, with little to remind the tourist of the grim happenings of June, 1914. The road from Sarajevo to Zvornik on the Drina is extremely mountainous, and when we passed over it was in course of reconstruction. How the car managed to climb, as it did, steep gradients over a surface which for four miles was one of layer upon layer of loose rock and stone is one of the chief marvels of the whole trip. It was a slow business, and how we wished some enterprising capitalist would introduce steam rollers into Jugo Slavia! After dark we reached the Drina Ferry. The ferry was not constructed for anything but bullock carts, and our difficulties were not lessened by our entire ignorance of the Serbian tongue. The car, which had so far come unscathed,



A CROATIAN GYPSY.

Sirmione, and the following morning started out for Trieste, accomplishing the run of 200 miles within the day.

To the amateur motorist the Balkans present many difficulties. There is the question of language. Very often there are no roads. Where there are roads, at least 20 per cent. of the bridges are down. Then, of course, there is the problem of livestock. We were introduced to these various difficulties by degrees, fortunately, and were really only worsted by the last one.

Motors were very scarce in Jugo Slavia. Our approach always gave the signal for pandemonium. Drivers of carts flung themselves off their seats and rushed to their horses' heads. Riders slid off their mounts and dragged them across the fields on either side of the road, and themselves often fled, leaving the horses to our tender mercies. Pedestrians scattered in all directions. Zagreb was the first really large town we came to: dirty, unkempt, decayed, it is a most depressing place, and the roads to and from it are nameless tracks untouched by the hand of man for many and many a year.

Thirty miles or so out from Zagreb hung a sign across the road, "Stoj" it said. Somehow, we had an idea it meant further advance was impossible. Enquiries showed that a bridge was down, and that a detour would be necessary along the small road to the right. If the main road was bad, the side road, as a road, was barely noticeable. It wandered on through a village, a thing of hummocks and holes, then led over a stream, on some planks, to a track which wandered through fields. The car stuck altogether in a marshy part, and had to be pushed. Ten yards farther on was a steep incline to a sheet of water ten yards across covering oozy mud. A passing peasant woman, having failed to persuade us to drive the car through, showed us a way across the open fields. It was the hottest part of the day, but she and the passenger plodded on in front of the car for miles, guiding it past bog and ditch. Back to the original track at last, another steep incline faced us, at the bottom of which ran a narrow stream.

A crossing had to be attempted, but the left front wheel stuck firmly in the ooze. Numbers of peasants had by now



ON THE ITALIAN FRONTIER.

was somewhat damaged. The back of the dicky seat was torn off by too-willing helpers, and the steering rod was wrenched and twisted during the manoeuvres attendant upon the exit from the ferry. It was very pleasant to reach, about 11 p.m. that evening, the villa of some English friends.

In Old Serbia our road lay through the Serbian devastated area and, at one place, after being unbearably bad for some miles, suddenly ended in two parallel fissures some forty yards long. Each was waist deep. We measured. We tried straddling the car on the intervening high ground, but it was not wide enough. Luggage, cushions, stones and earth all went to bridging a path. Every few yards the causeway thus created had to be brought forward and put in front of the car again, or the hammer had to be used to break down some piece of ground or rock too high for our clearance. When unbroken ground was reached, it was only to find, a hundred yards farther on, that exactly the same measures had to be taken.

After that a causeway had to be built from where the road ended to where a wooden bridge began—a distance of some feet. That was a laborious business. Then there was a broken bridge over a deep culvert and the culvert had to be filled in. At 8 p.m. it was dark. So we camped on the side of the road, very hungry and extremely tired. Then it was we blessed the donor of our whisky flask, and munched a little chocolate. All night the dogs of Serbia (and there are many) barked at us, and all night rumbling bullock carts passed by. At 4.30 a.m. very weary, stiff and cold, we started on.

One night we halted at Vrnjacka Banja, Serbia's premier Spa, and did not realise what an unfortunate choice of stopping places it was until in the midst of an inland Margate (only more unpleasant). It was too late to turn back. As we went from place to place in vain search for rooms, we went surrounded by an ever-increasing multitude of visitors to the baths. The nearest approach to accommodation we were offered was a third bed in a room already occupied by four Serbian ladies. By the time this offer was made the multitude around us amounted to some thousand persons, at least eighty of whom were trying

to act as interpreters. There was great disappointment when the third bed was refused. Finally an old peasant woman led us away to the house of a Serbian priest, where we were housed, and next morning given breakfast.



"JOHNNY TURK."



WHERE THE CAR TOOK TO THE FIELDS.



A PEASANT SPINNER.



AS IN MIDDLEVAL DAYS.

From Vrnjacka Banja to Nish the road improved. Eight miles beyond Nish, however, our troubles began. The eight miles had been ones of steady climbing, then we reached the first broken bridge. After the third it was decided that bridge building on a hot day was more of a labour than a pastime. After that came a landslide. The whole side of the red sandstone hill had collapsed on and obliterated the road. There was nothing to do but to descend to the bed of the mountain stream on our right. The path down was so uneven that at one place the car's back wheels had to be jacked up on to rocks—a lengthy process—before we could go on. Once in the river bed, a road had to be prepared. Rocks had to be removed, deep holes filled in, and steep gradients—there were many—graded up or down with the aid of cushions, rugs and stones. After three hours the car had done six miles.

At the Bulgarian outposts the road ended. Luckily, a Bulgarian soldier acted as escort across country to the Customs House six miles away. It was one of the few really hot days of the journey, and at the very warmest part of it we had to traverse a river bed for nearly a mile. To traverse that short mile took over an hour and a half. It was a repetition, on a more comprehensive scale and in the intense heat, of the previous evening's operations. At first the soldier could not understand that the precautions taken were necessary. Then the car sat firmly on a mound of pebbles, rocks and sand, and refused to budge. Again the back wheels had to be jacked up on to piles of stones, and then we lay flat under the car and poked with a spanner and the handle of the jack until the mound was flattened.

At the Bulgarian Customs we had the minimum amount of trouble and delay. The thirty-five miles to Sofia were over an excellent road. Sofia is a pleasant town, and we lingered there for three whole days enjoying to the full those comforts of civilisation to which we had become somewhat unaccustomed. The Bulgarians are a pessimistic race. They told us of bad roads ahead and of brigands and bandits and of comitadjis on the Bulgar-Greek frontier, and were generally most depressing. We found the Bulgarian roads good, and, in consequence, were able to cover the 390 miles from Sofia to Constantinople in three days. No brigands disturbed our peace.

The dreadful night at Philippopolis (and we had been told the hotel was clean) is only unworthy of mention because of the far greater horrors which befel the next night.

An early start enabled us to accomplish one of the best runs of the whole journey. In spite of the five hours delay on the Turkish frontier, the car did 157 miles. The run was only exceeded by us three times, and not once after Trieste. From Adrianople (the Turkish Customs) to Eski-Baba the road for forty miles was excellent.

It was ten miles short of Eski-Baba that Sadli-at Bey came into our lives, and at first we mistook him for one of Thrace's vaunted brigands. He rattled up in a dilapidated Ford, drew out across our path and stopped. So we had to stop too; and for a moment the water bottle in its leather case which hung at Sadli's waist was mistaken by us for a revolver. After hastily reviewing the possibility of extracting a spanner from the tool case and rejecting the idea of lack of time, we sat tight. Then Sadli-at Bey (he remained so all the time) uncured himself from under the Ford's tattered hood and produced a letter from his pocket, presented it with a bow and a glint of many golden teeth.

The letter told that our friends in Constantinople had become so alarmed at the prospect of two women crossing the Thracian plain alone that they had sent "Sadli" to pilot us over the last 150 miles. That they did so we have since become profoundly grateful; but at the time we writhed at the humiliation of it. Sadli-at Bey, though he rolled out many appropriate English sentences, which he read from a long document written in Turkish characters and prepared for him by our friends, was unable to understand a word of any language except Turkish. So, finally, we pocketed our mortification and, feeling rather like the Royal Family, submitted to his pilotage.

Sadli had made his preparations, and at Eski-Baba insisted on our halting for the night, where we were the guests of the officers of the 2nd Turkish Cavalry Regiment. In the guard house, in the stilly watches of that night—as, sick from slaughter, we sat on the canvas of our camp beds (lent by the officers' mess) sipping vodka and praying for the dawn, we marked the wanderings of myriads of bugs as they paced the walls, crawled over our clothes and examined our luggage. Sleep was not for us.

From Luli Burgas to Constantinople there is no road. There was one once, because now and then we saw a broad track of broken grassland lined by telegraph poles, which we made no effort to follow: Sadli-at Bey took us cleverly across country, through fields 2ft. high in grass. The surface of the fields was quite good. It is somewhat a curious experience to do most of 100 miles across country without ever passing along a road; and would have been without a guide, an almost impossible feat. So let me here record our heartfelt thanks to Sadli.

As may have been gathered, it was not an easy journey, but it was a delightful experience. It only remains to mention, as to the length of the trip, that we did not choose the most direct route, and added some 400 miles to the journey owing to this. In all, we covered just 2,500 miles in four weeks—twenty-two motoring days and six days for rest.

ANN GRAY AND ALICE KNIGHT.

COMIC CRITICISM

The English Comic Characters, by J. B. Priestley. (Bodley Head, 7s. 6d. net.)

IT took some time and a reading of this book to discover the why and wherefore of one's instinctive dislike of its title. "Some English Comic Characters" or simply "English Comic Characters" would have more correctly designated a book which leaves out, among others, Chaucer, whose comic characters are very English, and unexcelled even by Shakespeare. Again, it must be submitted that the River Tweed does not divide comedy into two parts, English and Scottish. Edie Ochiltree, Sir Walter Scott's brave gaberlunzie man, with his "Prætorium here or Prætorium there I mind the biggin on't," should have more than a foot in the gallery; and if you would find for him meet companions, look for them in the characters that adorn Scott's monument in Princes Street, Edinburgh. Mr. Priestley has scarcely thrown a glance at comic characters in verse or he could not have resisted searching the dynasties that stretch back from Ploughman Robbie to Dunbar.

As I read the book, it was impossible to avoid an old tag coming to mind, "Who drives fat oxen should himself be fat," which might be roughly paraphrased to suit the present case, "Who writes of comic characters should himself be touched with the spirit of comedy." That will be apparent to anyone who reads with intelligence the critical remarks made on Bottom the Weaver and the members of his party. It, surely, needs no saying that explanatory comment is enough to ruin the most excellent jest. What could be duller or more pedestrian than to explain and lecture about a sparkle of humour or a witty creation? You may repeat the story word for word, exactly to the letter, but somehow the foam has passed from the champagne, the words have lost the bubbling joy of life imparted to them on their first utterance. And when comment is added—well, read his characterisation of Bottom the Weaver:

A man of this world, comfortably housed in flesh, a personage of some note among the artisans of Athens and, we have no doubt, in spite of certain unmistakable signs of temperament in him, a worthy dependable householder. We suspect that he has, somewhere in the background, a shrewish wife who spends her time alternately seeing through her husband and being taken in by him, for he is essentially one of those large, heavy-faced, somewhat vain and patronizing men, not without either humour or imagination, who always induce in women alternating moods of irritation and adoration.

Is not this the veriest dead-alive of commentary? The words are shot from the poet's mind full of life and electricity, but the hearer catches them in his hat instead of his imagination and at his glance and touch the brightness is dulled, the whizz and "go" taken away, and they lie still like the most ordinary.

Now listen to the interpreter of Touchstone in the same vein—that of invincible dullness trying to be sprightly like a German *Frau* rendering the music of a dainty comic opera:

The relation between Touchstone and his stolid mistress is really nothing but the reverse side, the unpoetical, comic, gross side, of the relation between Orlando and Rosalind, all ardour and bloom and young laughter, beyond the reach of disillusion.

Shake them up together and out of them both could be fashioned the actual relations between most men and women in this world; and Shakespeare, who knew most things, knew this too, and so gave us both sides of the question. By the time he came to create Touchstone, his comic relief has become something more than buffoonery flung in at random, it had become comment, criticism.

The answer to that is the old-fashioned word, "fudge," as must be admitted by those who recognise the difference between a true artist and the mechanician. Who can imagine Shakespeare, after he had recovered from the first transport of beholding Touchstone in his mind's eye, sitting down to consider how he could use this offspring of his genius to illustrate a difference of manner in Arden? It were as easy to imagine him as a modern writer for advertisement hoardings—"Ha! here be riches in this—how can I turn it into profit?" That would undoubtedly be the attitude of one with a genius dominated by mercenary considerations. But the artist gladdens in his heart like a woman when she has brought a man-child into the world. He would never have become the Unsurpassable had he not loved his creations for themselves alone. Suppose it were otherwise, the new-born's life would at once have begun to ooze away. Similarly, if he had designed Falstaff as a means of contrasting classes and characters, his living human being would have changed into a mannikin, a conventional figure used for the purposes of the tailor and dressmaker. Mr. Priestley admits this unconsciously when he draws a line between the two Falstaffs, the one who was living, and who died before "The Merry Wives of Windsor," and the wooden image of him which in that play was mishandled by the women, and was, so to speak, dead before he was born. The important point is that Shakespeare falls short of his excellence when he tries to write to order.

After Shakespeare, it is hardly worth while to discuss the lesser stars, though one would like to enter a protest against the late Sir Walter Raleigh's verdict that Fielding was a moralist. That he had much admiration for the simple virtues and made free use of the conventional ideas of his time is not fundamental, but a use of words and phrases common to his period. He was, of all great writers of his century, the only one who was content to look on the pageant of life impersonally, or, if the phrase is permitted, the only one who rocked and shook in Rabelais' easy chair; but the pageant of life was to him only amusing. He understood Parson Adams as well as he did Squire Western, and, of the two, the latter seems to be the better entitled to inclusion in a book of comic characters. P. A. G.

Theatrical Impressions, by Jules Lemaitre. (Jenkins, 7s. 6d.)

"A CALM, a serenity, a kindness which delight me," says Lemaitre of one of the plays about which he writes; and we are at once struck by the applicability of the three nouns to his own work as a dramatic critic. It is a delightful figure which emerges from these translated fragments of criticism of French, English, Russian and Scandinavian plays, a figure of sincerity, moderation and unobtrusive goodness agreeably spiced with shrewd judgment and humour. All honour is due to Mr. Frederic Whyte, who has chosen so well and translated so sensitively these excerpts from the many volumes of Lemaitre's work which (as he tells us) have remained for a quarter of a century on the shelves of The London Library with many of their best pages uncut. So pleasantly companionable is Lemaitre that we no sooner make acquaintance with his work than we resent this neglect of it as if he were a personal friend; the same feeling of intimacy with him makes us truly mourn the fact that his dream of an old age which was to be the happiest time of his life was shattered, even as all our dreams are shattered. More powerful proof still: we scarcely murmur at an analysis of "Hamlet" which ignores, because of the writer's ignorance of English, Shakespeare's poetry. Charm: what is it, whence is it? There has never been any answer, but Lemaitre has it.

The Heart of Aryavarta, by the Right Hon. Lord Ronaldshay. (Constable, 14s.)

IN his prologue Lord Ronaldshay quotes an Indian writer to the effect that "Every nation has a particular world-idea of its own and develops, under the influence of its special environment, particular institutions and politics for the due realisation of this world-idea." Now the special Hindu "world-idea" is the unity of all life and the identity of God and man. This may seem a far cry to political unrest, but Lord Ronaldshay's aim is to show that, unless we understand, for instance, that Gandhi's "Satyagraha" was an attempt to spiritualise politics, we shall never realise its significance. The very contradictions in Indian character and Indian aspirations have their counterpart, if not their origin, in Hindu philosophy, and he gives a rapid survey of such different fields as old Indian schools and present-day universities, science, art and religion in recent years, so that we can get an idea, at any rate, of the complexity of any Indian problem. There lies our first difficulty. We have got to clear our minds of Western ways of thinking. Without sympathy no reform will be fruitful or lasting. Lord Ronaldshay sees in the introduction of an alien system of education the beginnings of most of our troubles, and in this volume he goes a good deal farther than in his last to show his leaning towards a new solution of the present political impasse, a solution which has already found a few advocates in this country, namely, a constitution which shall be native to India in spirit, monarchical perhaps, but religious in its sanctions.

The Thread of Ariadne, by Adrian Stokes. (Kegan Paul, 6s.)

TO stimulate, to excite is a privilege granted to few authors; this Mr. Stokes achieves. He has a very definite purpose in his mind, and the ideal he wishes to set up he builds with bricks of new material. New thought is worth much consideration in these barren times. Briefly, his theme is a passionate reaction against the tradition of ideas, the hard and fast conceptions of thought, which control our present-day civilisation and are responsible for the misery and misunderstanding of the great features of life as we live it, such features as religion, love, death. But he does not sweep away our musty fetishes and give us an empty vision in their place. His doctrine shows how false are the emphases of our present life, and gives us instead a formula which is tangible, explanatory and all-embracing. The form of the book is clear-cut; an exposition of the thesis, an explanation of its birth in the form of a personal diary, a summing-up of conclusions. The style, though uneven, is straightforward, and there are many sentences and pages of vital thought, many moments of beauty. The vocabulary, too, is often vivid and arresting. If the apparent egoism of the book is, at the outset, a little irritating, it is in reality unassailable; for this intense sincerity is one of the writer's greatest assets. And, apart from the importance of the idea, this book will repay reading for the diary and certain other passages alone.

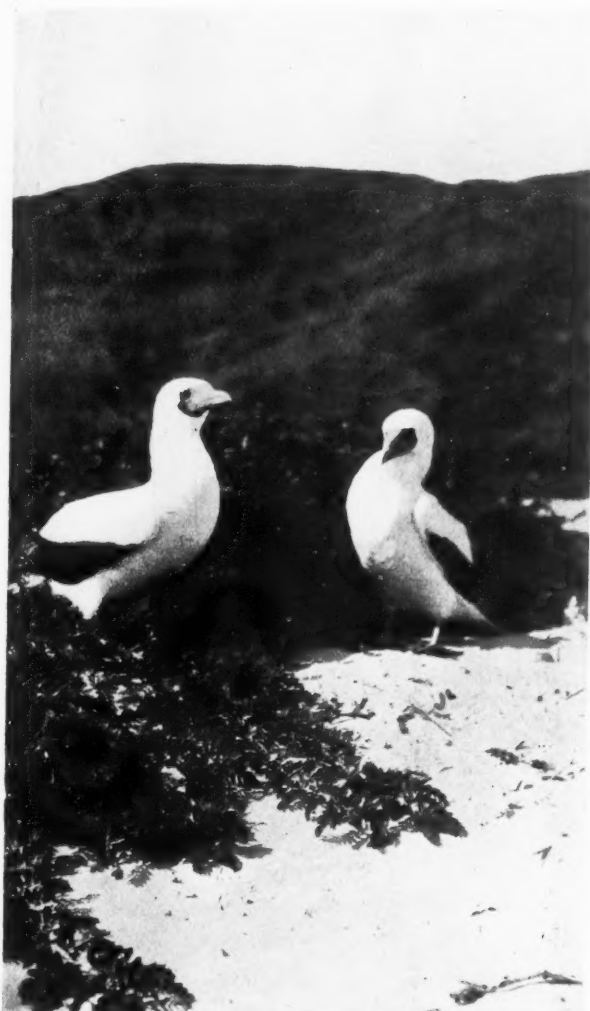
In Mexican Waters, by George Hugh Banning. (Martin Hopkinson, 18s.)

ADVENTURES are to the adventurous, no doubt; and it is much to have an eye which sees an adventure at first glance and wastes none of it, but even this, though undoubtedly true of Mr. Banning, does not do away with the fact that he has had on his travels, as he would be the first to acknowledge, the most tremendous luck. Always a fanatical lover of islands, which have for him the magic of romance which some find in ships and some in mountains and some in all sorts of things, he had the luck to go in the unique position of "guest and

"second-mate" on the first Diesel electrically driven yacht on the Pacific coast cruising in Mexican waters. Islands are, evidently, to the island lover; and Mr. Banning's islands afford him sights and sounds which many a reader will envy him, even when not quite able to imagine themselves joining him in gaily teasing a twelve to fifteen foot sea-elephant, by snapping his fingers in its face, on the beach at Guadalupe Island. The volcanic caverns discovered and explored on Socorro Island, "The Isle of Caves," named by the Expedition, in which they found treasure hunters and a baby boa-constrictor 7ft. long, might equally fail to attract sportsmen less venturesome, good as they may be to read about. But islands by no means afforded all the adventures of this cruise. He watched a deep sea battle between a whale and some strange deep sea adversary, saw "a long grey arm, tentacle-like, rise up from the froth, reach high into the air, swing over, check itself, bend, sweep back and disappear." What it most resembled was a giant octopus, but no one dared to believe in such a creature so huge: the final, but half-believed, explanation was that it was the whip-like tail of a large killer whale. Rare fish and rare birds in particular added to the interest of this journey, of which Mr. Banning writes with a delightful freshness and buoyant enjoyment for which it is



"TERN ON ISABEL ISLAND."



"TERN OR NODDIES AT CLARION ISLAND."

easy to forgive him an occasional facetiousness. His photographs are excellent and of remarkable interest, as those reproduced on this page will prove more emphatically than could any other use of the space they occupy.

SOME BOOKS OF NEXT WEEK.

THE TRUTH ABOUT KITCHENER, by V. W. Germain (Lane); RUSSIA IN DIVISION, by Stephen Graham (Macmillan); A PRIME MINISTER AND HIS SON, edited by the Hon. Mrs. E. Stuart Wortley (Murray); HISTORY OF ENGLAND, Vol. I, by Hilaire Belloc (Methuen); THE FOREIGN POLICY OF CANNING, by H. W. V. Temperley (Bell); THE HEART OF THE MIDDLE EAST, by Richard Coke (Thornton Butterworth); MIRACLE AND ITS PHILOSOPHICAL PRESUPPOSITIONS, by Dr. F. R. Tennant (Cambridge University Press); MEN, BOOKS AND BIRDS: LETTERS TO A FRIEND, by W. H. Hudson (Nash and Grayson); THE LAND AND ITS PEOPLE, by Lord Ernle (Hutchinson); CHILDREN OF THE NIGHT, by W. B. Maxwell (Thornton Butterworth); MR. PETRE, by Hilaire Belloc (Arrowsmith); THE LITTLE BROWN BABY, by Peter Blundell (Lane); GORDON BLAKE, by Rose Wilder-Lane (Thornton Butterworth); MATILDA, by Sophie Cleugh (Thornton Butterworth); THE GOLD CAT, by Arthur Mills (Hutchinson).

A LIBRARY LIST.

THE PAINTED VEIL, by W. Somerset Maugham (Heinemann, 7s. 6d.); THE HALF-LOAF, by Agnes Mure Mackenzie (Heinemann, 6s.),



"A BO'EUN BIRD."



"TERN AND YOUNG, ISABEL ISLAND."
Bird photographs from "In Mexican Waters."

AN AFFAIR OF HONOUR, by Stephen McKenna (Thornton Butterworth, 7s. 6d.); THE RECTOR OF WYCK, by May Sinclair (Hutchinson, 7s. 6d.); SEA HORSES, by Francis Brett Young (Cassell, 7s. 6d.); FIVE PEOPLE, by Marjorie Bowen (Ward, Lock, 7s. 6d.); THE GEORGE AND THE CROWN, by Sheila Kaye-Smith (Cassell, 7s. 6d.); THE UNHURRYING CHASE, by H. F. M. Prescott (Constable, 7s. 6d.); LOVE, by the Author of "Elizabeth and Her German Garden" (Macmillan, 7s. 6d.); INNER CIRCLE, by Ethel Colburn Mayne (Constable, 7s. 6d.); SHEPHERD EASTON'S DAUGHTER, by Mary J. H. Skrine (Arnold, 7s. 6d.); MARTIN ARROWSMITH, by Sinclair Lewis (Cape, 7s. 6d.); THE OLD FLAME, by A. P. Herbert (Methuen, 3s. 6d.);

BRAVE EARTH, by Alfred Tresidder Sheppard (Cape, 7s. 6d.); THE PUBLIC LIFE, by J. A. Spender (Cassell, 30s.); LORD JOHN MANNERS AND HIS FRIENDS, by Charles Whibley (Blackwood, 30s.); PLACES AND PERSONS, by the Countess of Oxford and Asquith (Butterworth, 21s.); THE CRUISE OF THE NONA, by Hilaire Belloc (Constable, 15s.); GREEN ISLANDS AND GLITTERING SEAS, by W. Lavallian Puxley (Allen and Unwin, 12s. 6d.); LETTERS FROM ENGLAND, by Karel Capek (Bles, 7s. 6d.); THE GOLDEN KEYS AND OTHER ESSAYS ON THE GENIUS LOCI, by Vernon Lee (John Lane, 6s.); THE SHADOWGRAPH AND OTHER POEMS, by Edward Shanks (Collins, 5s.); SEPTEMBER: POEMS, by F. W. Harvey (Sidgwick and Jackson, 5s.).

CHINESE CARVED LACQUER

IN view of the popularity of the imitations of Oriental lacquer which have been made in western Europe since the latter part of the seventeenth century, it is somewhat remarkable that the art that inspired them has been so generally neglected. Some little attention—far less than it deserves—has, indeed, been given to Japanese lacquer. The cheap and not very inspiring lacquer of Canton crops up pretty frequently in secondhand dealers' shops; and here and there one may find specimens of the beautiful *lac burgauté* of China or a few rice-bowls, boxes or snuff bottles of Chinese carved red lacquer. But as a subject for a popular exhibition, lacquer still has the novelty of the unknown; and, if only for that reason, one welcomes the remarkable collection of Chinese carved lacquer now exhibited at Messrs. Spink and Son's Galleries. The technique of this art is one of the most difficult and laborious of all the finer handicrafts, and demands from the maker not only an infinite patience, but astonishing precision of manipulation. The material alone requires the most careful handling; for the sap of the *Rhus vernicifera*, but for the added colour, is the sole constituent of what the old Jesuit Fathers, who first described it, called *vernix* for want of a better name. This sap, extracted in much the same way as is rubber, hardens very quickly on exposure to the atmosphere. It has to be kept in air-tight vessels until ready for use; and then applied quickly and evenly. Moreover, when hard it can be ground with whetstone and brought to a brilliant polish with horn ashes or some such substance. For carved lacquer, coat after coat must be applied to the wood base, each one hardened, ground and polished, until the thickness desired by the carver is reached. He works back from the surface, cutting, with wonderful accuracy, to the precise depth needed for his design. In three or four colour work, he must go exactly to the depth of the particular layer he seeks and no farther. There is no building up or patching. Thus some of the more important exhibits in Messrs. Spink's gallery must have taken years to complete; for, apart from the carving, the mere preparation of the lacquer to be cut, inevitably entailed a long series of separate operations, with a delay of from three days to three weeks between each for hardening and without allowing for the processes of grinding and polishing.

An enlightening characteristic of the exhibition is the extensive variety of objects shown. Many of them were, beyond question, made for Imperial use and in the workshops which flourished, under the immediate patronage of the Emperors, with intervals, from the beginning of the fifteenth to the end of the eighteenth century. From the human point of view, hardly less than in respect of its artistic qualities, the most interesting is the great three-fold screen from the Summer Palace at Peking (79), a brilliant example of the decorative effect of beautiful lettering, which constitutes the whole of its ornament. The inscriptions have been translated admirably by Mr. Arthur Waley, and record poems composed by the Emperor Ch'ien Lung in honour of two centenarians, both living happily in their homes with families of five generations. As the Imperial poet sings:

"By abstemious eating and well-mixed drinking the life of each has been multiplied by three.

The husband ploughing, the wife weaving, the whole household has prospered."

A screen of this kind was made to stand behind a throne such as that at South Kensington, flanked on either side with stands for incense burners. Messrs. Spink exhibit a pair of the latter (48). The "Chairs of State" (59-61) are of no less importance. The scrolled panels at the back of each are decorated with vigorously drawn Imperial dragons, full-face, and each grasping in his claws the character symbolical of longevity. The reverse sides of these panels also have dragons, but in engraved, not carved, lacquer: a method also adopted in the decoration of the seats.

Before leaving this class of object, two tables must not be overlooked. An "Oblong Table with drawers" (18) from the Summer Palace is remarkable for its unusual and suggestive shape; and still more so for the beauty and strength of the design decorating its upper

surface. This embodies a great Imperial dragon—with the five claws appropriate to his rank—balanced against the chosen emblem of the Empress, a seven-tailed phoenix (Feng), with the sacred lotus for a centre-piece. This symbolism relates to an Imperial marriage ceremony, for which the table must have been made. It dates from the Ming dynasty. The other table (80) is of the time of the Emperor Kang Hsi and is altogether different in character. Here, we have a most attractive interlacing pattern of squirrels and grape-vines running over the whole composition.

Another class of objects altogether are the great landscape panels (69, 70). The rare specimen of carved red lacquer on porcelain, inscribed



CHAIR OF STATE OF RED LACQUER.

with Imperial eulogies (55), is of high technical interest and the only example so far noted by the writer. There is a box-shaped "Garden Seat" (52) with curious masks and curved sides, which should afford useful hints to those of our designers who deal in such things; and there is a wonderfully carved "Sacred Jewel Stand" (85) which is a masterpiece of the lacquerer's skill in handling his material. The collection amounts to a revelation of the possibilities of the art, and we have been able to mention but a few of the hundred and twenty odd exhibits. With a more extended knowledge of the subject on the part of the cultured public, it cannot be long before good Chinese lacquer begins to hold its own even with the best of the ceramic wares of its country of origin.

EDWARD F. STRANGE.

CORRESPONDENCE

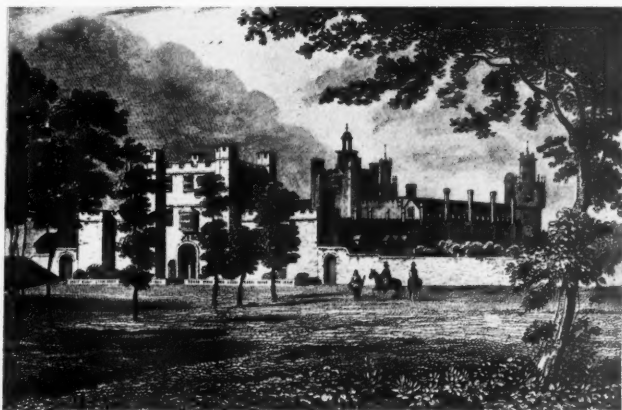
KING JAMES I AND THEOBALD'S PALACE.

TO THE EDITOR.

SIR,—It was three hundred years ago last March 27th that James I of England died in his favourite country house of Theobalds Palace and the anniversary recalls the curious history of this house. When the Historical Monuments Commission set out to catalogue the monuments of Hertfordshire all it could find to record was "a vertical strip about 15ft. high and 2ft. wide" and a window possibly not *in situ*, and also some portions of the garden walls and the great park wall, said to have been ten miles long, built by James. Built about 1564 by Lord Burghley,

Parliament's surveyors evidently were impressed with the place and expressed their admiration in quite unpuritanical terms. The Great Gallery, 123ft. by 21ft., is "wainscotted with oak, and paintings over the same of divers cities, rarely painted, and sett forth with a frett seelinge, with divers pendants, roses, and flower de luces, painted and gilded with gold; alsoe divers large stagges heades sett round the same, and fastened to the sayd roome, which are an excellent ornament to the same." The walk into the Fountain Court was planned "so that the figure of Cupid and Venus maye easily be seene from the highway, and this walk is so delightfull and pleasant, facing the middle of the house, and the severall towers, turrets, windowes, chimneys, walkes, and balconies, that the like walke for length,

hawks and spent winter in hunting the smaller birds. Some of our smaller hawks do resemble cuckoos to a certain extent, and this may account for the latter theory. Accepting it as an undisputed fact that swallows, cuckoos and other migratory birds have been seen in this country in early winter, the explanation would appear to be (a) that they are young birds, hatched late and not strong enough to migrate with their friends; (b) maimed birds, which were unable to fly, yet have managed to recover to a certain extent, and have escaped their natural enemies; (c) those which have missed their way and have returned with northern bound migrants. Whichever theory we accept, or whatever other theories are put forward, the whole subject is of absorbing interest.—A. H. WOOLFORD.



THEOBALDS IN ITS GLORY.



THE GREAT GALLERY.

it came, as Royal property, under the ban of the Parliamentarians in 1649. Their surveyors evidently thought the place too good for destruction, and reported it was in very good repair; but as they also said that the materials were worth £8,275 11s., the ready money was too tempting as war supplies and the building melted into cash for Cromwell's army. Of Lord Burghley a contemporary wrote that "He buylt three houses: one in London for necessity; another at Burghley, of competency for the mansion of his Barony; and another at Waltham (Theobalds) for his younger sons which at the first he meant for a little pile, as I have hard him saie but, after he came to enterteine the Quene so often there, he was inforced to enlarge it, rather for the Quene and her greute traine, and to sett poore on worke, than for pompe or glory." Those who know Burghley House will certainly think it "of competency for his Barony" and the noble builder once wrote of his critics "If my buildings mislike them, I confess my folly in the expences." James was entertained at Theobalds when he first came to England, and liked the place so well that five years later he exchanged Hatfield for it. A certain traveller, Jean Albert de Mandelslo, visited Theobalds during Charles I's occupancy, and has left a description, particularly of the paintings and sculptures. "There one sees in a great gallery all the provinces of the kingdom with their towns, castles, villages, forests, rivers, mountains and valleys painted in oil and in each province a tree with its branches charged with the arms of the nobles and gentlemen of the place." An earlier traveller described the grounds: "In the Gallery is painted the genealogy of the Kings of England. From this place one goes into the garden, encompassed with water, large enough for one to have the pleasure of going in a boat, and rowing between the shrubs. Here are a great variety of trees and labours, a jet d'eau, with its bason of white marble, and columns and pyramids of wood and other materials up and down the garden. After seeing theese, we are led by the gardener into the summerhouse: in the lower part of which, built semicircularly, are the twelve Roman Emperors in white marble, and a table of touchstone: the upper part of it is set round with cisterns of lead, into which the water is conveyed through pipes, so that fish may be kept in them, and, in summer time, they are very convenient for bathing." The

pleasantness, and delight is rare to be seen in England."—WILL F. TAYLOR.

THE CUCKOO WHO STAYED AT HOME.

TO THE EDITOR.

SIR,—Mr. G. J. Scholey's charming little article on "The Cuckoo Who Stayed at Home" touched on a subject which has interested me for a number of years. As a boy, I remember, in one particularly mild winter, watching and noting a cuckoo from the autumn right through the winter until the middle of the following March, when, being a particularly mild spring, other cuckoos put in an appearance. This one had been, apparently, slightly wounded, which prevented him flying strongly enough to migrate with his fellows. He was, I should imagine, *two or three years old*, and throughout the whole of the winter he seemed a most nervous, apprehensive bird, afraid of sparrows, starlings and such-like birds, which, in the ordinary season, he would treat with impunity. His favourite spot for resting was a very sheltered bank. Naturalists, to-day, would hardly subscribe to the theory, put forward in days gone by, that, in all probability, the moon was the destination of migratory birds, and that cuckoos, instead of migrating, were transformed into

NATURE TEACHING, SO-CALLED, IN SCHOOLS.

TO THE EDITOR.

SIR,—One of the egg stealers captured in a certain bird colony last summer pleaded before the magistrate that he was a schoolmaster and had taken the eggs merely to provide nature study for his pupils. When he was caught he was already engaged in putting printed labels upon the eggs in his possession. His plea as to the use of his brand of nature study was rather knocked on the head when it was seen that the egg of a black-headed gull was labelled "spotted flycatcher," a tiny bird which would have gone inside the gull's egg.—H. W. ROBINSON.

A SCHOOL FOR OXEN.

TO THE EDITOR.

SIR,—I enclose a rather unique snapshot of a young team of oxen being trained to harrow and later on to be used for ploughing on the South Downs. As the whole team is untrained to farm work, an old plough horse has been put in the lead for training purposes. There can hardly be more than a team or so of oxen still being used for farm work in the whole of England.—KENNETH J. WHIGHAM.



THE OLD PLOUGH HORSE GIVES A LESSON.

THE TRAVELLING TAILOR.

TO THE EDITOR.

SIR,—I was reminded in the last paragraph of the article on Pyrenean wool in your recent number that the travelling tailor was an institution in many spots in this country upwards of seventy years ago, when he used to visit outlying farmhouses to ply his trade to make and mend clothes for the farmer and his household. As a lad, I used to watch, admire and hope to do likewise. He sat cross-legged on a stout table or dresser plying his busy needle and using his formidable shears as he made his cabbage and so shaped his work. He used to make his visits once in one or two years, and brought tools with him—a sleeve-board, a pair of shears, and cottons and threads—all wrapped up in lengths of cloth which he bore on his back like a big poke. I suppose he is now extinct, like so many other old customs and ways. There were worse institutions than the travelling tailor.—THOS. RATCLIFFE.

A NOISY HOUSE.

TO THE EDITOR.

SIR,—I daresay at this time of the year you will be inundated with photographs of birds' nests in unusual situations, but I venture to swell the number by sending you the enclosed print showing a thrush's nest built on the stone ballast of the London to York L.N.E.R. main line, near Selby. The bird is sitting

AN UNORTHODOX NUTHATCH.

TO THE EDITOR.

SIR,—I think you may like to publish the enclosed photograph of a rather unusual nuthatch's nest. As you are probably aware, the name nuthatch (in older English "nuthack") came to be given to this little bird from its habit of hacking or chipping nuts, which it very cleverly fixes, as in a vice, in a chink or crevice of the bark of a tree, and then hammers them with the point of its bill until the shell is broken. It generally makes its nest in a hollow branch, plastering up the opening with clay, leaving only a circular hole just large enough to afford entrance and exit. The interior contains a bed of dry leaves or the filmy flake of the inner bark of a fir or cedar, on which the eggs are laid. In this case the birds have made their nest in an old drain-pipe lodged in the branches of a fir tree, and have plastered up the end of the pipe, as shown in the illustration.—F. J. C. POLE.

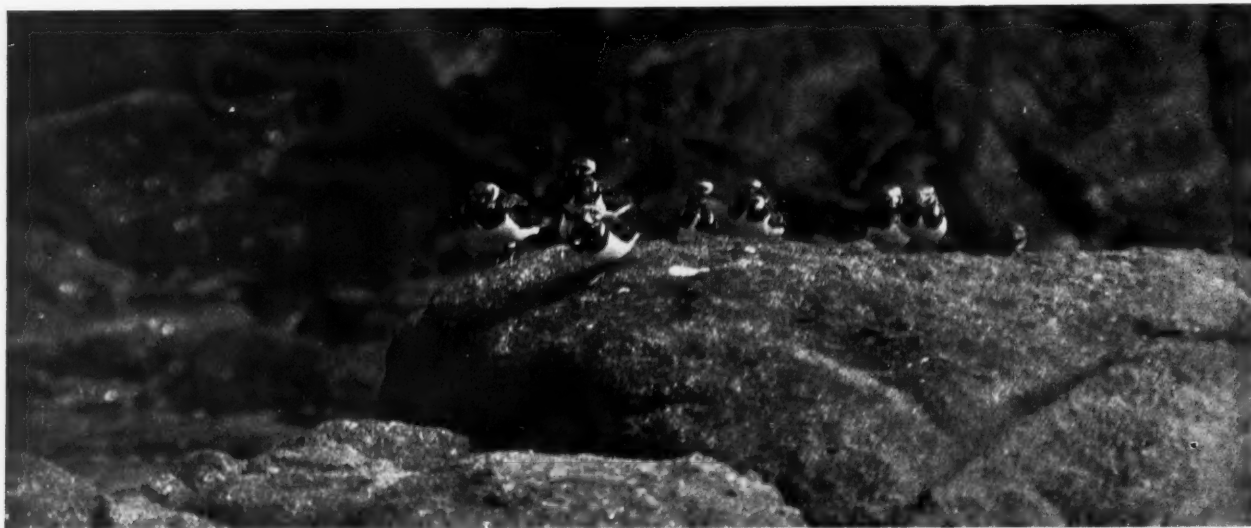


A SANITARY NESTING PLACE.

TURNSTONES.

TO THE EDITOR.

SIR,—Mr. Frohawk's remarks (April 11th) upon the abundance of turnstones about the Scilly Isles, and especially during the summer months, are very interesting. The enclosed photographs were taken there in the month of June, when there are always a lot about. The same remarks may equally apply to any



THE TURNSTONES' HOME ON THE ROCKS OF THE SCILLY ISLES.

perfectly well, despite the fact that over fifty trains per day pass directly over her, the nest being, as you will see, immediately under the rail.—BENJAMIN HANLEY.



"POPPIES IS NOTHING TO IT."

rocky islands in Britain, where the birds, non-breeders, frequent them all the year round, not necessarily the same individuals, though the species are always there. In many of these places, the Farnes especially, where I have seen birds in full breeding plumage in July, I have sought diligently for nests, but without success. Time will tell if Mr. Chislett's surmise is correct. I hope he will be the first to find a turnstone's nest in Britain. I know of no one more competent to turn one up.—R. FORTUNE.

TWO TAME SPARROWS.

TO THE EDITOR.

SIR,—I cannot imagine anything more brutal than to catch a full-grown sparrow accustomed to freedom, and imprison it for life. But my family has had two pet sparrows under rather unusual circumstances. The first was found half-fledged and too young to peck up, having evidently tumbled or been thrown from a nest. We took it in and fed it carefully, getting tiny morsels of bread and milk down its throat on the end of a match. It thrived, and was soon a fine little bird, its plumage, beautifully marked and free from the dust and dirt of the streets. It was obviously impossible to set it free to be pecked to death by its wild relations. So we kept it as a pet. It had a cage, but spent a good deal of time flying about the room. It was quite tame and would perch on our fingers, eat out of our hands and even pick seeds from between our lips. It lived to be ten years old. The very day after it died, another fledgling sparrow tumbled, half drowned, into our window-box on a very wet day, for all the world as though it were applying for the vacant situation. We

brought that up in the same way, and, although on more than one occasion the window was left open, it never attempted to fly out. Jackie, as it was named in early youth, was a hen bird, and proved most attractive to our cock canary, which sang thrilling love songs and courted her most persistently from behind the bars of his cage. We allowed them to mate; but she had her own ideas about building a nest in captivity. All his passionate love songs, poured out while he held a straw or piece of fluff in his beak, proved unavailing to alter her reluctance. They lived happily together for some time, but then she began to peck her husband and knock him about so persistently, that we had to separate them. He still looked yearningly at his little wife, and would give a shrill cry of distress if her cage were moved to another room, even for a few minutes. She has just died, at the age of fourteen. She grew rather shaky in the last few weeks of her life, but her plumage was beautiful to the end. I should like to know if this is not a record for sparrow longevity.—FEDDEN TINDALL.

PATIENCE UNREWARDED.

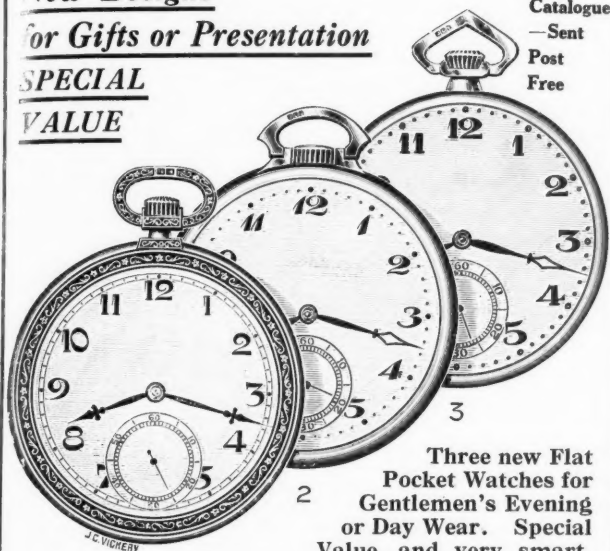
TO THE EDITOR.

SIR,—A robin which built in a stable had three successive nests eaten by a horse, so has at last despaired and laid its three eggs on a narrow shelf, an inch or two wide, behind the horse's back. Unfortunately, it did not lay the eggs together, but about a foot apart, and as the problem of sitting in three places at once has baffled even better mathematicians than robins, it has had to throw in its hand and depart to another site on the farm, which belongs to Mr. Wilfred Godwin at Shawford, Hants.—L. F. EASTERBROOK.

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Norwich Union Fire Insurance Society, Ltd.

The Annual General Meeting of the Norwich Union Fire Insurance Society, Limited, was held on Monday, May 11th, at the Head Office, Surrey Street, Norwich, Sir Gerald H. Ryan, Bart., in the Chair.

The Assistant Secretary, Mr. F. C. Botting, having read the notice convening the meeting, and the annual report of the Directors and the accounts being taken as read, The Chairman said:

Gentlemen,—The Report and Accounts for 1924 having been duly circulated among the Shareholders, I propose that they be taken as read.

Last year I commenced my remarks by expressing very modified satisfaction with the results we had achieved during the previous twelve months, and I closed them with a gratifying assertion of our increased financial strength, and a forecast of the future which was tinged with optimism. If we test our present accounts in the light of these statements, I think you will agree that this optimism has already to some extent been justified. It is true that the unfavourable conditions we reported last year have not passed away, but we have done much better in our Fire Department, and have earned a profit of £109,518, or about 5.1 per cent. of the premiums received, which is in the circumstances quite satisfactory. And in the Accident Department we show a profit of £57,000, or about 4 per cent. of the premiums brought into account, which represents a substantial increase over 1923, and we cannot regard this as unfavourable.

To enable you to make a proper comparison of this year's figures with those before submitted I should explain that we have decided to allocate the heavy item of Dominion and Foreign Taxes to the several Departments instead of carrying it in one sum in Profit and Loss. This will make each class of business bear its quatum of this charge, and will show the profit issuing from the several sections of our business in a truer light. Another point, touching all Departments, is that we have decided to follow the precedent set by several of our chief competitors and carry the Additional Reserve, hitherto included in each account, to one General Reserve, protecting every kind of contract and every Department. By this means, we should have accumulated £1,475,000 as the total of our General Reserve, but on a review of the whole position, we do not think it is necessary to carry such a large sum as General Reserve, and consider that £1,000,000 would be fully adequate for all purposes. This would free a sum of £475,000 to be dealt with in some other way, and after discussing several different methods of utilising this sum, we think the best thing we can do with it is to apply it to cancelling a portion of our uncalled capital.

In dealing with the individual results of our several Departments, I think it only right to repeat the warning I gave you just now that before you can make a proper comparison between this year's figures and those relating to previous accounts you should bear in mind that the present items are reduced by a proportionate amount of the total sum paid away in Dominion and Foreign Taxes, whereas earlier figures were not so reduced. This relates to Fire, Accident and Marine alike. Taking the Fire profits, as an example, our accounts show for 1924 £109,518, for 1923 £135,299, and for 1922 £108,317, but the corrected figures are: for 1924 £109,518, for 1923 £88,973, and for 1922 £58,000.

In our Fire Department we have thus earned considerably more profit than in 1923 and still more than in 1922.

The Accident business shows the moderate contribution of £57,579 towards our dividend, and this is by no means unsatisfactory when we consider the very unfavourable conditions still prevailing in the United States.

Our Profit and Loss account gives in almost pictorial form the summarised results of our business in its various sections. Here we note first the receipts from interest amounting to £169,972, an item to which we look primarily to provide our Dividend and Debenture interest. This marks an improvement of £5,054 over last year's figures, and leaves only £47,599 to be taken out of the profits realised in all branches. Another way to look at the matter is to take our interest and departmental profits together, which yield a net amount of £311,856 (after deducting the amount set aside for Income and Home Taxes) and compare this with the sum we have paid away for Dividend and Debenture interest. From this point of view, we have a balance of nearly £100,000 (actually £94,285), and this we have applied in putting £25,000 towards Commutation of Pensions and increasing our credit balance of Profit and Loss by £69,600.

I cannot bring these remarks to an end without adding, on behalf of the Board, a few words of hearty appreciation of the work of our Staff. It is when trouble has to be met that the merits of a staunch, efficient and loyal crew are proved, and we feel that our cordial thanks are due to all members of our service from Mr. Sketch, the experienced Captain on the Bridge, down to the latest recruit.

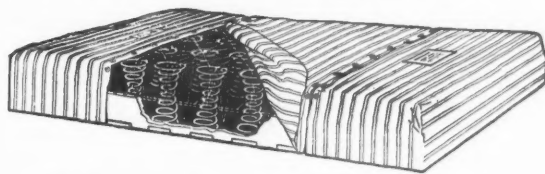
The Chairman then formally moved the adoption of the Report and Accounts. This was seconded by Mr. E. G. Buxton, and carried.

The retiring Directors, Mr. C. Robert Bignold, Mr. Quintin E. Gurney and Mr. J. B. Forrester, were re-elected.

Mr. Harry Pearce Gould, F.C.A., and Mr. Herbert Philip Gowen, F.S.A.A., were re-elected auditors.

An expression of thanks to the Chairman for presiding terminated the proceedings.

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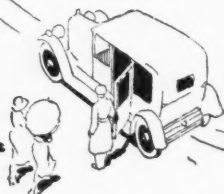
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LORD DERBY'S BIG WEEK

CHESTER CUP AND JUBILEE HANDICAP.

LAST week was a wonderful one for Lord Derby. First there was the win of his Derby winner, Sansovino, for the Lingfield Park Spring Stakes on the Monday. It had been the intention to send this rather notable horse to Chester to compete for the Chester Cup. Second thoughts in this instance were most clearly best, as he won his Lingfield race, while he would, almost certainly, have been beaten by the Aga Khan's Vermilion Pencil at Chester. It was good to see Sansovino prove himself again. This he did after a tremendous race with the Aga Khan's Two Thousand Guineas' winner, Diophon. To have two classic winners competing as four year olds in a field of five at a minor meeting was something of an event, and nothing, therefore, could have been more appropriate than the intensely close race between the two over the sharp mile, ending in a short-head win for the 1924 Derby winner. In that way did Sansovino "come back," after a rather chequered career since his defeat for the Hardwicke Stakes on the last day of the Ascot meeting.

Now, on the opening day of the Chester meeting Lord Derby's six year old gelding, Highbrow, won the Belgrave Handicap of a mile and a half after, at one time, seeming to be right out of the race. It is so easy to be out of a race on this saucer-like track—most fortunately, there is nothing else in the least like it in this country. It is doubtless due to its old-fashioned character that it remains so popular. The great Chester racing public, who possibly go racing only once a year, revel in seeing every phase of a race right under their noses. They would not understand racing on Newmarket's magnificent expanse of heath, and would far rather have the more intimate thing on which they have been nurtured at Chester.

It is not right that the draw should play such a wholly inordinate part in determining the results of the races. A horse which draws the low number has the advantage of beginning next to the rails, and, with the speed to take advantage of the position at the start, it follows that he must cover less ground than the horse which must remain on the outside. This cannot be fair racing. The handy horse who is quick on his legs is the one that does well on the course. Some trainers show marked lack of judgment when they bring to the meeting big, long-striding horses that cannot possibly be balanced and racing when compelled to be continually going round turns. Of course, such horses consistently fail and confuse the form.

In the case of Highbrow he won after it had at one time seemed long odds against his doing so, for he was well behind the leaders as they made the last turn. His jockey was compelled to bring him round the field, and still he was capable of winning by a substantial margin, which shows what a lot this horse must have had in hand on the handicap. But the big triumph of the week for Lord Derby was that for the Chester Cup, which Spithead won by half a length from the Manton horse, Daimyo, belonging to Mr. Washington Singer. That genius Sloan used to have his own way of riding the Chester course, and he showed it once in particular when he made the whole of the running on Roughside to win the Cup. But the point is that the running was made at his own idea of pace and was not in any sense a "pillar to post" business. You see some jockeys trying to do the same thing to-day, with the light weights especially, but, as a rule, they let every reef out from the start and the result is their horses are done with some way from home.

Spithead was only moved up into position after they had traversed a mile and a quarter. There remained another mile to go, and as he carried out this manoeuvre the effect was to get into a place from which to deliver a challenge without leaving himself with too much leeway to make up round the last turns. Apparently his jockey found the horse so full of running while others appeared to be beaten, that he went to the front half a mile from home, and there he stayed to the end, though very hard pressed by Daimyo, who is sure to win a long distance handicap this year for Mr. Singer.

AN OVATION FOR SPITHEAD'S VICTORY.

The constitution of this field for the Chester Cup was a reminder of what a poor lot of stayers we appear to have in the country in these times. The same thought occurred to me as I watched the parade for the Great Metropolitan Stakes at Epsom. Spithead himself has been broken down at least twice. It was something of an achievement when Mr. Lambton patched him up to make what was quite a prominent show for the last Cesarewitch. It was that showing and the knowledge that he was right again now that gave him such a big chance in this company for this very old-established Cup. It may interest the reader to know that the victory was extraordinarily popular. If it had been achieved at Lord Derby's own stronghold of Liverpool, the cheering could not have been louder and more prolonged. It is at all times good to note these demonstrations, which are fairly common to the North of England, and rare in the South. Mr. Reid Walker, who won the Chester Cup a few years ago, with a horse named Tom Pepper, supplied the third, this time in Invercauld, a five year old gelding. The actual favourite, On the Somme, ridden by Donoghue, was well beaten.

I expect it was the fact that Donoghue rode her that assisted chiefly in her favouritism.

Vermilion Pencil, who won the Chester Vase is a three year old with no previous win to his credit. He was in the race with a big pull in the weights from the older horses, Santorb and Crewe. Five others helped to make up the field, but they scarcely counted. Vermilion Pencil won by no less than fifteen lengths, but it may be possible to exaggerate the value of the form, firstly, because Santorb was possibly not at his best, while the rest of the opposition was so poor as to have no chance of conceding the weight. Then Weston, for some reason, never left off riding Vermilion Pencil until he was safely past the winning post, although there was not a shadow of danger. The winner is a very shapely bay colt, showing quite a lot of quality, by Gainsborough from Rectify, and was one of the Sledmere yearlings sold in 1923. The Aga Khan, through Mr. Lambton, gave 2,700 guineas for him. Being backward, Mr. R. C. Dawson did not bother much with him as a yearling. I should say he will well repay the consideration.

RUNNYMEDE'S WIN FOR THE KING.

One other race at Chester calls for a word. It was the Dee Stakes, which was won very easily for the King by Runnymede, who made no show for the Two Thousand Guineas. It was pleasantly astonishing in the circumstances to find him winning in the style of a very smart horse. He had behind him the Yorkshire-trained colt Roidore, who has been much talked about in connection with the Derby. On this showing he has no chance at all, not even of beating Runnymede, at Epsom.

If the result of the Chester Cup was to the liking of the betting public, the same cannot be said of the outcome of that very high-class handicap the Kempton Park "Jubilee." For, with the exception of Twelve Pointer, who ran right gallantly under his very big weight, the well known horses thoroughly discredited themselves. It was a disappointing race as a race, without incident, and with not an exciting feature. Just for a moment Twelve Pointer looked like overhauling the lightly weighted mare, Amethystine, who, however, held on and won by two lengths in the colours of the Dowager Lady Nunburnholme. The winner is by Hainault, a horse that was bred by Lord Derby and is now at the stud in Ireland. The dam is an unnamed mare by Lesterlin from Cairngorm. Amethystine was bred by Mr. Kirby, who, instead of sending her up for sale at Doncaster as a yearling, leased her to the Dowager Lady Nunburnholme.

Last year, as a three year old, she won the Irish Oaks, and in the autumn ran quite well for the Duke of York Stakes over the Kempton Park course. It was that running which won her this race, and one can conceive of her starting at a much shorter price than 20 to 1 but for the fact that earlier in the week she was reported lame from muscular rheumatism. She looked crippled as she cantered to the post, and I must say I was really surprised to see her go to the front soon after the start and remain there. No doubt the pain of the rheumatism in the muscles had worn off as she cantered to the post and in the race itself. The Dowager Lady Nunburnholme has many friends who rejoice in her successes, and this occasion was no exception even though her win meant the defeat of a notable public favourite in Twelve Pointer, who failed most creditably in an effort to concede no less than 38lb. It is a prodigious difference in weight.

Salmon Trout, for a St. Leger winner, gave a dismal account of himself. On his form with Twelve Pointer in the Princess of Wales' Stakes last year he ought to have been much nearer to that horse now. The inference is that he requires a longer and probably a stiffer course. Tapin had every chance this time. There was no question about losing ground at the start, and the form should serve as a correct guide to his merits, as he looked well and was thought by those associated with him to have a chance second to none. Verdict has probably seen her best day, and in any case had now been given far too much to do by the handicapper. Bright Knight's chance was unquestionably esteemed by a lot of shrewd folk, but he never encouraged them in the race. One way and another this horse has cost the public a lot of money. Lord Derby withdrew Pharos at the last moment, being convinced that his horse had no fair chance of showing his form on the heavy going.

Naturally, one's mind is turning more and more to the Derby, which is now very near. Shortly after this issue is published we shall know whether the much-boomed colt Ptolemy II has won the French Two Thousand Guineas. Failure to do so will certainly much damage his case. It is so difficult, indeed impossible, to get a line to his merits so as to compare him with our own. It is claimed for him that he is the best of his age in France. Surely it is premature to make such a claim; at least let his ardent admirers await the result of the French classic races. Zionist, Solaris, Crossbow and one or two others will have run, before these notes appear, for the Newmarket Stakes. It may be that Zionist will win it. I certainly

should not be surprised, because I am quite sure we did not see the real Zionist in the race for the Two Thousand Guineas. If he does so, surely he will then force himself back into the picture for the Derby, though with his troublesome knees he is not adapted to the weird Epsom gradients. However, there will be another opportunity for discussing that point.

Conquistador, too, is due to appear in public this week. He has an extremely simple task awaiting him at Haydock Park to-day (Friday). The result of this outing will scarcely

make us wiser, since it does not seem possible for him to be beaten. The experience, however, will assist his progress, which has been most marked during the last six weeks. His credentials would scarcely seem good enough in a good year, but up to date the three year olds on the whole simply cannot be described as an impressive lot. Manna is the best of ours on all public showing to date, and, as I have no doubt he will be ridden by Donoghue, I fully expect he will be my choice for the race when I come to make one next week. PHILIPPOS.

A MONUMENT TO CHIVALRY

DRIVING from the country through Paisley, I came unexpectedly upon the War Memorial which, from the lower level of Gilmour Street, loomed up a brief moment, and then the closed car in its passing shut it quickly from sight. Enough, however, had been seen of its beauty and strength to impel a visit; and the following notes are the result of a later and careful study.

Its site is at the north end of the open rectangular space in which the old town cross once stood, and the memorial occupies the site of a block of buildings recently removed. The Square, or open space, slopes somewhat steeply across from west to east, and the architect of the memorial has boldly and successfully solved his problem by building a large level platform with a low parapet wall round three sides, entered not from the downward sloping line along the principal front, but by a single step from the highest and most level part of the west ground. The memorial thus faces southward on the line of the major axis; and, in recognition of this, the platform and wall have, on this face, been boldly curved outward to emphasise adequately the true front of the memorial. From the centre of the platform rises the massive base and plinth, together about 25ft. high, bearing the finely conceived and broadly executed bronze group which enshrines the spirit of the achievement.

Sir Robert Lorimer and Mrs. Meredith Williams, as architect and sculptor, have collaborated with conspicuous success, and the result is, I think, wholly satisfactory; each having seen and accepted the province of the other.

How few architects to-day understand painting, limiting painting for the moment to easel pictures; and how few painters understand architecture? Sculpture, however, dealing mainly with form, may be accepted as more closely akin to architecture; but even then, how few like Alfred Stevens and Alfred Gilbert; or, as architect and sculptor in collaboration, like John Belcher and Harry Bates, really understood or understand. Our age can scarcely be claimed as one conspicuously artistic, the material being ever at strife with the spiritual; and in most architectural work promoters are more sensitive to monetary gain than to the spiritually beautiful. Hence, the desire of the promoters of the Paisley War Memorial after beauty and their effort to achieve it, are the more commendable.

Sir Reginald Blomfield and Sir D. Y. Cameron were wisely asked to advise the committee, not only in the final placing of the designs, but also in framing the conditions essential to their production; with the result that 197 competitors submitted models and drawings. In so doing these aspirants set aside all economic law and expended, it has been computed, about £10,000 in an effort to gain work whose total money value was about £11,000. Artists thus ran pathetically through the economic problem in their effort to achieve the spiritual;

just as laymen often run through the spiritual to achieve the material.

The whole base and pedestal, in their good proportions and refinement of detail, together with the solid platform and its arrangement of paving stones, afford a fine sub-structure and setting for Mrs. Williams' noble group of bronze warriors. The dominant central figure is a mounted and panoplied crusader, around whom are closely packed four heavily accoutred khaki-clad soldiers of to-day, a contrast in garb alone of that chivalry which inspires all ages of heroic effort. Footsore, crushed by the heavy kit, foot deep in Flanders mud, the dragging limbs, bent shoulders and lowered heads press irresistibly forward with determined will, and the swing of the kilt, the lines of the heavy coats, the trend of the swung rifles, all emphasise this onward movement. In strong contrast

with these is the upright figure of the mailed crusader on his forward-stepping charger, his long, straight, upraised lance bearing on its banneret the saltire of St. Andrew; a symbol which lifts the eye and mind above the shambles of war. There is no forced action, no dramatic posturing, but much of force and dignity, and not a little in suggestion of the majesty of the superb Colleoni of Venice.

Mrs. Williams' group commands alike reverence and respect because of the spirit of romance and sober purpose, animating it; because, also, of the unforced sculptural power pervading it, and the unaffected sobriety of achievement by which it is distinguished.

From all sides the group builds up well, and maintains the lines of the pedestal as a unified memorial. Had it been possible to have placed the group on the eye level, as at Wembley, it would have immensely gained; but here the memorial had to be dominant in height and mass to hold the Square. In like manner the exigencies of the site compelled that the memorial, although fronting the Square, should be entered from its side; and, not only in the successful adaptation of a difficult site, but in the scale, dignity and unity of the work both architect and sculptor deserve all praise, though it is a pity that the names of the fallen have been omitted.


The genesis of the memorial is interesting. In the Royal Scottish Academy of 1921, Mrs. Meredith Williams exhibited a small terra-cotta group, under the name of "The Spirit of the Crusaders." Sir Robert Lorimer at once recognised its potential qualities, and the Paisley War Memorial competition supervening, architect and sculptor collaborated in the production of the executed memorial. In her large work Mrs. Williams has amply justified the promise of the miniature group; and Sir Robert and she have together given the country one of its few monumental, dignified and spiritual war memorials. As an accomplished result, it is a notable jewel in a fine setting.

JAMES A. MORRIS.



PAISLEY WAR MEMORIAL.

Architect, Sir Robert Lorimer, A.R.A.; Sculptor, Mrs. Meredith Williams.

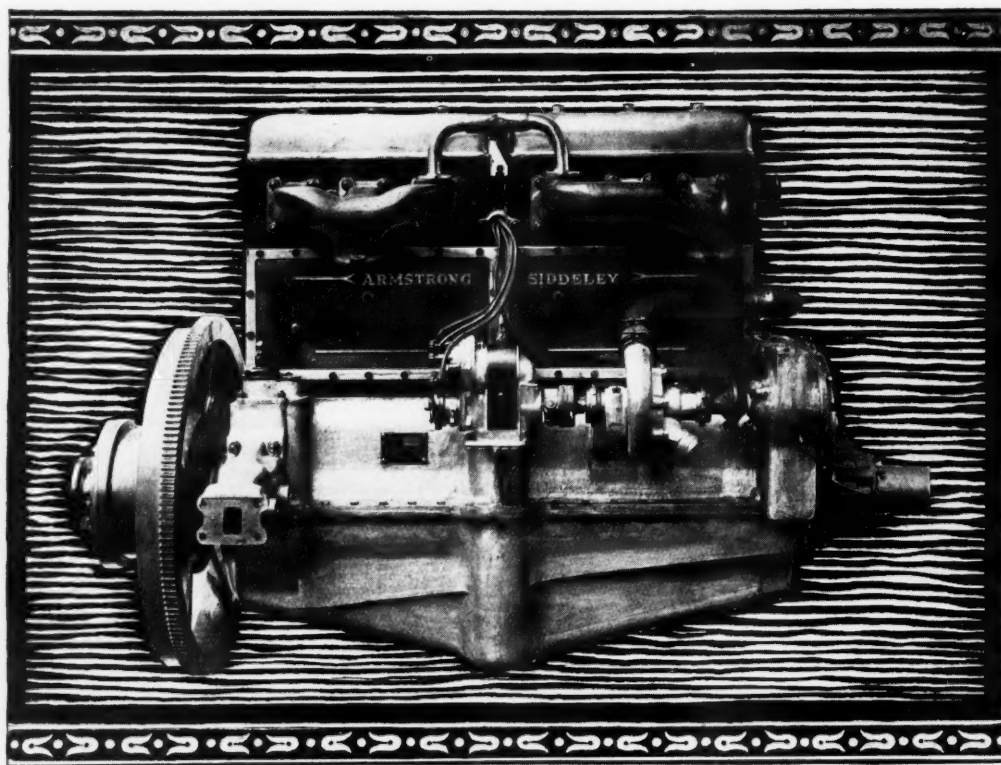

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IN the issue of COUNTRY LIFE for April 18th a small country house at Cobham was described and illustrated. This is one of two houses recently built there from designs by Messrs. Lanchester, Lucas and Lodge. The other house, Little Court, is now shown. It is interesting to compare the two treatments. In both cases the requirements were for a house of moderate size, planned to give convenient accommodation and good service, but both externally and internally they are radically different. One house, in design, reverts to the manner of building which was traditional in England during the sixteenth and seventeenth centuries, showing the simple use of whitened brickwork in association with thatch, and oak timber exposed internally. The other is of Georgian type, formal in character and definitely ordered, with a close regard for symmetry. Both houses are attractive, and it is just a matter of personal liking as to which of the two types is preferred.

The fabric of Little Court is a good piece of modern brickwork, the bricks themselves being of varying tone and laid with a fairly fat joint—just struck off with the trowel. Too much emphasis cannot be laid on the right manner of brick building, for, though the craft has greatly improved in recent times, we are yet far short of a general good standard. We still suffer from the industrial practices of the nineteenth century, and building craftsmen are handicapped by the legacy of mechanical ways of doing work. In building a wall, for instance, it is still a common practice to match the whole precisely, and to reject any bricks which, in the process of burning, have become of darker or lighter tone than the bulk. But builders in the "good old days" used their bricks just as they came to hand, and it is now being recognised that that is the right way to get an interesting piece of work. There are, too, questions of texture that are important. Here, again, we are on the way towards a better standard, for with no difficulty to-day it is possible to get bricks of delightful texture.

Little Court is an oblong-shaped house without breaks of any kind, except the central bay on the garden side. It is therefore a type that is economical to build. On the entry side is a gravel forecourt, flanked by walls carrying



ENTRANCE FRONT.

stone urns of pleasant form. These are just those incidental features which contribute to the general effect. The entry is

marked by a white wood door-case of classical form, with a pair of pillars supporting an entablature and pediment. In this frame is set a two-panel door painted orange-red—arresting, but perhaps questionably so, for it is a little stark. The windows are symmetrically grouped. We might, perhaps, have expected them to be sash windows, but these are steel casements set in wooden frames. The fact, however, that the frames are painted white helps to bring them more within the general character of Georgian work. The heads of the windows are formed with flat brick arches, and they have the merit of merging quietly into the walling. It is not always so, for often one sees window-heads which are assertive—more particularly those with keystones of disproportionate size.

The entry leads into a good-sized hall which is panelled and distempered biscuit colour, with the woodwork painted white. The staircase rises from the end of the hall in one long flight and two short ones, its steps being covered by a string-coloured hair carpet. Opening off the hall, and centrally placed, is the dining-room, which has the bay window already referred to. Adjoining is a service pantry opening into the kitchen; the serving and



FROM THE WEST.



ENTRANCE HALL.

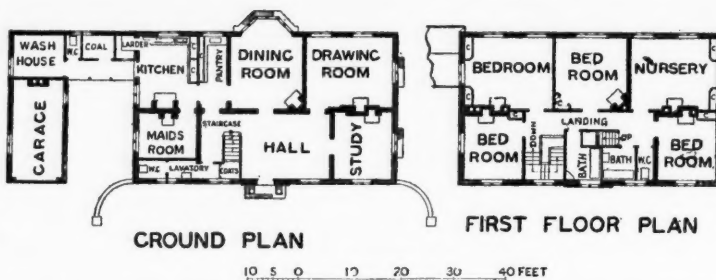


CORNER OF STUDY.

clearing away of meals being thus rendered as easy as possible. The kitchen is treated as a kitchen-scully, with a modern gas cooker under a glazed hood at one end, and a sink with good draining boards at the other end, while on the inner wall is an excellent range of cupboards. Opening out of the kitchen-scully is a maid's room, and between this and the wall of the entrance front is a lavatory with cloak and other accommodation. On the other side of the house is the drawing-room—a pleasant room with two windows overlooking the garden on the south side, and another window in the end wall. Next to it is a study, a glimpse of which is given by an illustration on this page.

The first-floor accommodation comprises four bedrooms and a large nursery, and there are two bathrooms and a w.c. In the roof are two additional bedrooms for the maids.

A garage is provided adjacent to the house, being set in a convenient position in relation to the drive down from the road. At the back of the garage is a wash-house, which is linked up



GROUND PLAN

FIRST FLOOR PLAN

with the main wall on the south side of the house, the intervening space being occupied by a coal store and outside w.c., approached under cover.

Little Court is pleasantly set on its site, and, like its neighbour already described, has a free outlook across the beautiful countryside of the Cobham district. R. R. P.

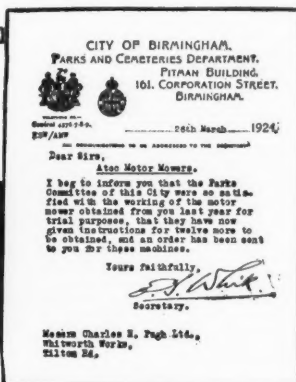
THREE OUTSTANDING NOVELS

The Rector of Wyck, by May Sinclair. (Hutchinson, 7s. 6d.) THE title of Miss Sinclair's new novel naturally sends the reader's thoughts to "A Cure Of Souls," but the two books are very different. Except for the fact that in each of them there is a lady parishioner who is in love with the rector, there is really no resemblance at all; and even this likeness is superficial, for the episodes are so differently treated. "A Cure Of Souls" was the more witty, brilliant, piquant book; *The Rector of Wyck* has a beauty of simplicity, tenderness and nobility. Matty Fenwick, pretty and kind, marries John Crawford, large-hearted and honest; and the two of them spend their lives in doing the endless, unspectacular jobs that are done, well or ill, in country rectories. Miss Sinclair makes us acknowledge that John and Matty do these jobs well, because she convinces us of their belief—John's in the work and Matty's in John—and of their genuinely shared sense of the "sacred pathos" of humanity. There is no colour in their lives. Things hardly ever happen to them, and, if they do, they are unpleasant things, such as the visit of a disreputable relative. Their neighbours are commonplace, their work is monotonous, and they die without ever having had their longed-for holiday abroad. Their boy becomes a drunkard, and, in spite of it, is greatly preferable to their girl, who grows up a monument of smug self-satisfaction and pious selfishness. The boy even achieves the dangerously hackneyed redemption of being killed in the war. In less skilful hands, in short, *The Rector of Wyck* would have read like a Sunday School story; in Miss Sinclair's it is a veil lifted to show a corner of actual, humdrum life in progress. There is hardly a trace of what a Malapropian landlady recently called "all that sectional stuff"—and there is hardly a moment when we are not thoroughly interested and even absorbed.

Sea Horses, by Francis Brett Young. (Cassell, 7s. 6d.) DR. FRANCIS BRETT YOUNG is a surprising author. At one time he writes of mining in South Africa, at another of mining in England, at another hunting the wilds of East Africa, at yet another of ghost-haunted houses in the Midlands and so on in variety, and each time it seems as though he was so much at home in his milieu that he would never remove from it. Now he sets a story almost entirely on ship-board, and seems as though he must have spent all his life at sea and cannot possibly know anything about any other way of living, he writes of it with such whole-hearted reality. *Sea Horses* is a strange and curious book, certainly among the best this author has written, not quite like any other novel of recent years. By a perfectly natural concatenation of events Dr. Young gathers his *dramatis personae* on board the SS. Vega, whose captain, George Glanville, gives a passage out to Panda, in East Africa, to Helen Salvia and her little girl. Helen

has a ne'er-do-well Italian husband in Panda. Glanville, over-conscious of her always, loves her passionately before the journey is done. Here is a curiously compact and clear-cut stage set for the story; on the ship, the woman, devoted to her duty, the proud, complex, passionate ship's captain who loves her and treats her harshly in self-protection; the tropical seaport and the clever, worthless Italian husband, sodden with drink, living among the natives, father of a native woman's child; beyond them the officers of the Vega, with their reactions to Helen's presence, and the strange trading and official community of Panda. Save for the ship, the sea and young Harvey, one of the officers of the Vega, who is also attracted to Helen, it is rather an ugly story. The physical in love is stressed everywhere, though under the tropic rains that seems almost inevitable if the book is to be true to life. Degradation, bestiality and horror, storm and bloodshed; the whole book moves on the physical plane, and at the end, when Helen and Glanville at last come together, the reader is not told whether it is as husband and wife or in defiance of Helen's scruples, for we do not hear the outcome of the fighting between Glanville and his officers and Salvia, the husband, in the hut at the end of the swamp. Yet it is just there that Dr. Young allows it to become visible that behind all the urgency of passion between these sorely tried lovers there is something more lasting and more spiritual. An extraordinarily vivid and most interesting novel.

The Courtyard, by Neville Brand. (The Bodley Head, 7s. 6d.) THE note of suspense and sinister intrigue is well sustained in this novel of a South American revolution and the personal feud to which that revolution gives its opportunity. The figure of the fat old reprobate, Hernando Comar, balefully dominates the book, and the courtyard is the courtyard of his house, round which its many dark rooms are ranged, and in the middle of which he holds a daily court that is feudal in its unscrupulous abuse of power. The book is well written and has many touches of novelty. It is a good idea, for instance, to make Fiske, the honest American railway manager, unaware of the jealous and murderous hate in which he is held by Comar; the means found by two parties of shipwrecked English sailors to signal to each other is another good idea. At the very end the author's power of convincing invention flags a little, and the accommodating arm of coincidence is stretched almost out of its socket. But we are obliged to forgive him, because we are so pleased both by the death of the villainous Comar and the rescue of the pathetic little Englishman, Peter Harris, and his daughter Margaret. Which means that Mr. Brand has escaped the danger lying in wait for this type of novel; he has succeeded in making his principal characters characters, and not merely the puppets of his plot.



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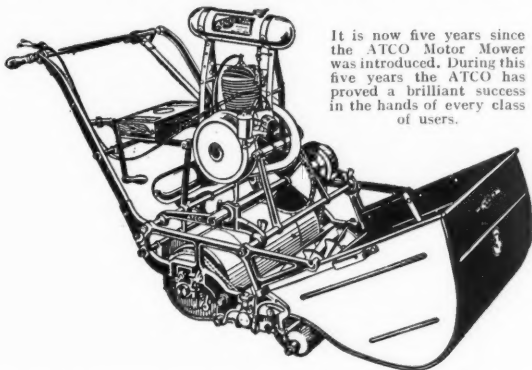
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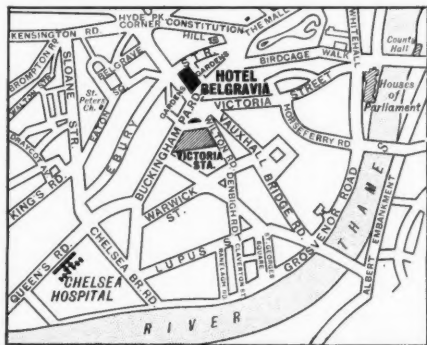
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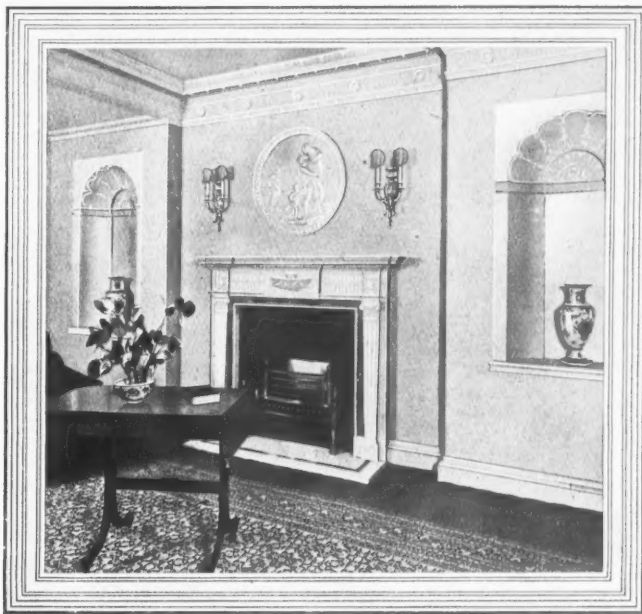


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FUTURE OF SPROTBOROUGH HALL

LORD CROMWELL'S Sprotborough Hall estate, two or three miles west of Doncaster, has been purchased by a client of Messrs. John D. Wood and Co., who are preparing to sell the property in lots. It extends to 4,000 acres and includes the mansion, which was the subject of a special illustrated article in *COUNTRY LIFE* (February 11th, 1922, page 174).

In that year the mansion was described as "the seat of Brigadier-General Sir A. Bewicke-Copley, K.B.E., C.B." It was just at that time that the petition in Lady Bewicke-Copley's favour, for the abeyance of the ancient barony of Cromwell, was heard and granted. In 1923, and within three days, the one of the other, General Sir Alington Bewicke-Copley and his wife both passed away, happily, however, not before the news of the decision of the House of Lords in the peerage claim had been conveyed to them. Lady Bewicke-Copley's son became, by that decision, the fifth Baron Cromwell and the first since the fifteenth century. The Cromwells were builders of Tattershall Castle in Lincolnshire (*COUNTRY LIFE*, Vol. XXXVIII, pages 18, 54 and 143).

Sprotborough Hall lies in a part of Yorkshire that is still very pleasant, where the Don courses between steep wooded banks, onwards from the neighbourhood of Conisbrough Castle, which gave Scott the local colour for "Ivanhoe," to Doncaster.

Sir Godfrey Copley, the second baronet, built the existing mansion in 1686-90, on a site that, from the thirteenth century until the Tudor period, had belonged to the senior branch of the Fitzwilliams. In the year 1516 Sprotborough passed to Dorothy Fitzwilliam, wife of Sir William Copley of Batley, Halifax. Revealing, in such details as the segmental arched windows and the turrets at the angles of the wings, a French taste that had been acquired by Godfrey Copley during a long residence in Paris, Sprotborough is yet, in the main, markedly Jacobean, with its balustraded skyline and many points reminiscent of influences anterior to Inigo Jones. French taste manifests itself in the ironwork of the gates to the courtyard, but that need not be attributed to any special order of the building owner, as Tijou and other Frenchmen were enriching this country with their genius for fashioning wrought iron. Knyff and other painters seem, by their works, to show that the house originally had all the beauty of plain whitish grey limestone, until, probably in the early part of last century, most of its exterior was "thick o'er-laid" with stucco.

The Barnsley seam of coal underlies the land, and the minerals are reserved by the vendor. Various considerations point to the improbability of the continuance of the residential character of Sprotborough. A correspondent, who may have much to do with the arrival at a decision on the point, writes to us: "The mansion is one of those very big ones (about 30 bedrooms) and I fear it may have to be pulled down." Not necessarily, other things being equal, if the suggestion recently elaborated in these pages by Mr. Avray Tipping should be deemed worthy of adoption and practicable.

Salmon fishing in three miles of the Wye and trout in two miles of the Llynfi, as well as shooting over a large acreage, are features of Gwernyd Park, a Herefordshire estate of 300 acres, for sale by Messrs. John D. Wood and Co., who, with Messrs. James Woodhams and Sons, are to offer Fairlight Hall, between Hastings and Winchelsea, another well appointed residence, with 400 acres.

A CHOICE COTSWOLD MANOR.

HORTON MANOR, on the Cotswolds, one of the earliest examples of an unfortified manor house, is to be offered by Messrs. Knight, Frank and Rutley next month. The main portion of the house was built early in the reign of Henry VIII, but the north wing dates from the twelfth century. The banqueting hall of Ulf, supported by three stone buttresses and entered by two Norman doorways, is in remarkable preservation, and lighted by Norman and early English windows. The manor at the time of Harold belonged to his third son Ulf. Edward VI granted Horton to Edward, Duke of Somerset, who was beheaded, and it was then granted to Sir Clement Paston, grandfather of John Paston (of the "Paston Letters"), and later

it passed to Mr. Brooke of Chipping Sodbury, and from him to Sir Frederick Richards, C.B.

Sir Robert H. E. Abdy is about to sell Albyns, Essex, nearly 900 acres, and has instructed Messrs. Hilliard and Sons, with Messrs. Knight, Frank and Rutley, to offer it next month. The estate includes the historic old mansion of Albyns, nine farms and small holdings, many cottages, and Garnish Hall Farm, Theydon Garnon.

Lieutenant-Colonel Sir Henry Webb, Bt., has instructed Messrs. Knight, Frank and Rutley, with Messrs. Stephenson and Alexander, to offer Llwynarth, in the early summer. The well known residence is midway between Newport and Cardiff, and the estate has an area of 160 acres.

Sayes Court, Addlestone, dating from the sixteenth century, and extending to 84 acres, with building sites, is to be offered by Messrs. Knight, Frank and Rutley next month. Mr. F. Sampson has instructed the firm to offer Little St. Anne's, Englefield Green. The owner has the privilege of access to Windsor Great Park. The firm are also to offer Rest Harrow, Durrington, two miles from Worthing, and Brookfield, Sharnbrook, in the Oakley country.

The Countess of Wilton has let, furnished, 43, Park Street, Mayfair, for a long term, through Messrs. Knight, Frank and Rutley, who will shortly submit the freehold residence, No. 64, Rutland Gate. They have let, for the season, No. 27, Park Lane, and sold No. 42, Regent's Park Road.

A RADNORSHIRE CASTLE.

MAJOR WALTER DE WINTON has instructed Messrs. Knight, Frank and Rutley to sell the Maesllwch estate, Radnorshire, 5,000 acres, with manorial rights over a further 6,000 acres, the Castle and the salmon fishing in the Wye. The property is for sale by private treaty, or by auction later.

Messrs. Knight, Frank and Rutley have privately disposed of farms on the Newhall and Carlops estate at the foot of the Pentland Hills, twelve miles from Edinburgh, extending in all to about 1,900 acres, and 405 acres at Haddington.

The house in Great Cumberland Place, formerly occupied by Sir Edward Hulton, and having an Italian garden, has been sold by Messrs. Collins and Collins, who have also sold No. 8A, Gloucester Place, a low-built period house, having fine Adam dining and drawing rooms, to a client of Messrs. Crawshaw and Cross. Messrs. Collins and Collins also announce the sale of No. 106, Park Street, for which they introduced the purchaser. This is a good modern residence with a trustee lease. Messrs. Knight, Frank and Rutley acted for the vendor.

OPTION ON A SUSSEX PRIORY.

THE DUKE OF DEVONSHIRE, in disposing of some of his Sussex land, displays a characteristic and admirable solicitude for the safeguarding of any antiquities that there may be upon the properties. Subject to undertaking to maintain such objects in an appropriate manner, buyers of the properties have the opportunity of picking them up at nominal prices. An example was seen in the auction, a few days ago, of land at Wilmington, when the priory and half an acre awaited a new owner at only £200, if the buyer of Lot 1 cared to exercise an option to that effect within a week of the auction. Lot 1 was a holding of 223 acres. Messrs. A. Burtenshaw and Son (Hailsham) were the auctioneers. The upkeep of the remains of the priory, either as they exist or suitably restored for a residence, is an obligation to be assumed by the buyer. A covenant for that purpose is to be entered into with the Sussex Archaeological Trust. The whole property, 550 acres, was sold for £10,000, with the option in question.

Lower Park, Dedham, 40 acres, with a group of nine old "Flemish" cottages, and a long frontage to the Suffolk Stour, is one of the items in the list to be dealt with, next Tuesday, at St. James's Square, by Messrs. Hampton and Sons. Others are a freehold of 90 acres, called Woodcock Hill, at Berkhamstead; Blunham House and 35 acres, near Sandy; and Roehampton, Hampstead, and other residences in and around London.

ADAPTING OLD COUNTRY HOUSES.

HARDWICK HOUSE, in the hands of Messrs. Arthur Rutter, Sons and Co., for sale at Bury St. Edmunds, has an interest

in the light of Mr. Tipping's recent article on the adaptation of large houses. Reference to the illustrated particulars, prepared for the auction of the estate of 726 acres, shows, in a recent photograph, the house as it is, and a very old woodcut shows the original Elizabethan exterior of the house. Evidently influenced by the recent article in *COUNTRY LIFE*, Messrs. Rutter remark: "Though the residence is not unduly large, it is easily capable of reduction in size, if required, and, so treated, it would be possible to re-create the pure Elizabethan structure (illustrated in the old print reproduced on the cover), at the same time bringing the accommodation into accord with present-day requirements of compactness and economy in domestic labour. In fixing what is practically a nominal reserve price on the property, the vendors have made it possible for a purchaser to acquire and improve a manorial residence full of historic interest and æsthetic charm at a fraction of the cost of a modern house possessing none of these attributes. For the convenience of those contemplating structural alterations, an architectural plan of the ground and first floors has been prepared, and will be forwarded by the auctioneers on application."

Nearness to Newmarket Heath is a strong point in favour of an old and thoroughly well modernised Georgian farmhouse, in the hands of Messrs. Bidwell and Sons for immediate realisation. The firm, through its Ely office, has for sale a Fen farm of 700 acres, close to the sugar beet factory, and a fertile holding of 475 acres (50 acres fruit), near Kings Lynn.

COAST AND OTHER SALES.

A NORTH FORELAND freehold, called Foreland Acres, on the cliffs near the golf links, and having a garden of half an acre, is for sale next Monday by order of the mortgagees, at Broadstairs, by Messrs. Cockett, Henderson and Co. There are private stairs from the cliffs to the sands.

The sale has been effected by Messrs. George Trollope and Sons, by private treaty, of the lease of No. 35, Hertford Street, Mayfair.

Transactions, coming or concluded, by Messrs. Battam and Heywood, are the sale of two recently erected houses on the Ashley Park estate, Walton-on-Thames (in conjunction with Messrs. Waterer and Sons); and No. 28, Chelsea Park Gardens, Mr. Dyneley Luker acting for the purchaser. They also acted for clients in the purchase of Balfour Cottage, Mayfair; and Dippenhall Cottage, near Farnham. Five freehold properties in Gloucestershire and Monmouthshire—Holme Place, Stonehouse, with 20 acres; Bough Spring House, Tidenham, with 8 acres; The Hermitage, Tintern, with 20 acres; Hazelwood, near Camp, and 2 or more acres; and Ashkam House, Pitwelle, Cheltenham—are to be offered by auction by the firm.

Nizels, Hildenborough, a dignified Georgian house and 140 acres, for sale on June 9th; and Sissinghurst Grange, two and a half miles from Cranbrook, 28 acres, for sale on July 7th, Messrs. Denyer and Co. co-operating in the latter case, are the subject of particulars, issued by Messrs. Curtis and Henson.

Eydon Hall estate—the remaining parts—has now been sold by Messrs. James Styles and Whitlock, who have just offered, by auction at Rugby, Bragborough Hall estate, on the Warwickshire and Northampton borders, comprising a charming old Georgian residence, with 400 acres of land let off in two farms. The estate was withdrawn at £16,500. The remaining portions of Offchurch Estate, Leamington, have realised over £7,430.

THE MORRELL COLLECTION.

THREE years of "The Spectator" (1711-14) fetched 16 guineas at the sale of the Morrell Collection at Black Hall, Oxford, by Messrs. Knight, Frank and Rutley, and a drawing by Malton of All Souls' Library, 38 guineas. A good many London and other expert buyers were present, and a Queen Anne walnut writing table realised 135 guineas; an Elizabethan oak refectory table (6ft. 3ins.), 300 guineas. Chippendale pieces included six chairs, with lyre splats, 185 guineas; four chairs in green damask, 90 guineas; and a fretwork table, 85 guineas. ARBITER.

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**FRENCH AND ENGLISH FURNITURE
AND GOBELINS TAPESTRY**

AMONG the furniture and tapestry of Lord Addington from Addington Manor in Buckinghamshire, to be sold by Messrs. Knight, Frank and Rutley on Friday, May 15th, are some French secretaires and commodes, and two panels of Gobelines tapestry, designed by Etienne Jeaurat, keeper of the King's pictures, and woven for Michel Audran, chief weaving contractor of the Royal factory, as a private speculation. The two panels, "Une Noce de Village" and "Le Sergent Recruteur," were exhibited at the Paris Salon in 1753 among four "Fêtes de Village." In the "Noce de Village" a group is collected in the village street, musicians to the right, behind them villagers with wine bottles and glasses in their hands, on the left the bride and groom with a merry party. In the corner of the picture is an ass "braying with all its might at having found a particularly fine thistle." In "Le Sergent Recruteur," an upright panel, a lad is clinking glasses with a soldier who stands on the opposite side of the board spread outside an inn with a bottle for its sign; while all around is the busy open-air life of a French inn, with a servant cleaning vegetables and a woman cutting a slice of bread for a passing beggar. Audran approached the all-powerful Marquis de Marigny in the hope of inducing him to buy the series for the King, but Marigny, who did not wish to encourage the private ventures of the *entrepreneurs* replied curtly that he wished no designs woven at the Royal factory except those chosen by himself. Among the French furniture of the eighteenth century is an upright secretaire veneered with tulip-wood inlaid with kingwood, of which the large panels of the fall front and cupboard doors are inlaid with palatial buildings in coloured wood relieved with ivory and mother-of-pearl, framed in guilloché mouldings in ormolu. This piece, which has angle mounts of ormolu, is signed by the *ébéniste* André Louis Gilbert, who joined the Corporation of Parisian *Maitres ébénistes* in 1774. In a secretaire of somewhat similar design, signed by Pierre Roussel (who was received into the Corporation in 1771), the fall front is also inlaid with an architectural scene centring in a monument or cupola, while the cupboard doors are inlaid with female figures and a page. The piece is mounted with festooned angle mounts, escutcheons and rosettes of ormolu. Also by Pierre Roussel is a kingwood and marquetry commode, of which the centre panel is inlaid with a similar architectural scene, and with trophies with flowers in vases at the side panels. Among the English furniture is a mahogany side-table upon claw and ball feet, carved below the frieze with bold reversed gadrooning centring in an escallop shell.

WOODCARVING AND NEEDLEWORK.

In the sale at Messrs. Sotheby's on Friday, May 15th, are included porcelain, furniture, wood carvings and needlework from various sources. Among these are groups of fifteenth century oak carving which are believed to have come from Langham Church, in Essex, and were preserved at Langham Hall. In the first, the Flight into Egypt is carved, with the Virgin and Child, led by St. Joseph, descending a deep zig-zag path, at the top of which are figures and a cornfield, while halfway down is seen a castle gate-house with its portcullis. In the second group a preacher is carved, with his audience, a seated queen, and king with his attendants standing behind; a monk seated below the pulpit, and a second monk kneeling in supplication before the preacher. A French State coach body in this sale, with gilt and carved framework of rococo design and shaped leather panels painted with amorini and divinities in the manner of Boucher, was once in the possession of the Duchesse d'Angoulême. Among the furniture, the property of the Hon. John Scott Naier, is a mahogany armchair with carved and pierced

splat, and top rail and arms carved with acanthus, resting on fret-carved straight legs characteristic of the Chinese manner of the middle years of the eighteenth century. This chair, with three others included in this sale, and also a mahogany sideboard table formerly at Kensington Palace, were bequeathed to the mother of the present owner by the Duchess of Inverness on her death some sixty years ago. A stumpwork casket, worked on the top with the subject of Jacob's departure for Egypt with his family, on the back with Jacob's dream, and on the front and sides with a medley of figures, animals, flowers, fruit and insects, is notable for having the name of Hannah Trapham, its original owner, and the date 1671, engraved upon its silver lock plate.

TAPESTRIES AT THE VICTORIA AND ALBERT MUSEUM.

Of the two panels and a fragment of tapestry from the Bowes Museum at Barnard Castle now shown in the Victoria and



"LE SERGENT RECRUTEUR," A FINE GOBELINS TAPESTRY
PANEL FROM ADDINGTON MANOR.

Albert Museum, the most interesting is the Flemish fragment of the Triumph of Time, dating from the early years of the sixteenth century, one of a series inspired by Petrarch's allegory, "I Triomfi," representing the Triumphs of Life—Chastity, Death, Fame, Time and Divinity. The set of Triumphs at Hampton Court remain from the days of Wolsey, who bought eight "triumphs" in 1528 at the sale of the effects of the Bishop of Durham. The Bowes Museum Triumph is a portion of the Triumph of Time in which are seen the circling hours between the signs of the Zodiac and some of the figures below. It belongs to a series woven for Philip of Cleves (1456-1528), Lord of Ravenstein and Wijenedael, and bears his arms. Unlike the Hampton Court panel of the same subject, it lacks the border with inscriptions. In the panel bearing the initials I.D.M., doubtless the signature of Jan de Melter (died 1698), who was one of the leading Brussels weavers before he left that city to set up looms at Lille, the subject is taken from Vandyck's "Crucifixion" in the Vienna Museum. A third piece is a portrait of an early eighteenth century Pope, probably Clement XI (1710-21), who set up looms in Rome in 1710. J. DE SERRE.

MESSRS.

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ON MONDAY, MAY 18TH, 1925.

ANCIENT AND MODERN PICTURES AND DRAWINGS, the property of Mrs. CORNELIA SCHERER, of Wimbledon, also MODERN PICTURES AND DRAWINGS, the property of ARTHUR FENWICK SMITH, Esq., deceased, late of Malvern Lodge, Worcester Park, Surrey, sold by order of the Administratrix and from various other sources.

ON TUESDAY, MAY 19TH, AND THE TWO FOLLOWING DAYS.

A Choice Collection of OBJECTS OF ART, PORCELAIN, and FURNITURE, the property of the RIGHT HON. ALMINA, COUNTESS OF CARNARVON, to whom they were bequeathed by the late ALFRED DE ROTHSCHILD, Esq.

The FURNITURE, which is of the periods of Louis XV. and Louis XVI., includes two fine marqueterie commodes by Riesener, a secrétaire overlaid with mother of pearl, said to have been designed by Dugoure for Marie Antoinette, and made by Riesener, a writing table by Weisweiler, set with gouache drawings, marqueterie commodes and tables, small tables with Sèvres porcelain tops, Aubusson tapestry, fire screens, and settees, a panel of Beauvais tapestry, ormolu clocks and candelabra, and Chinese porcelain vases, with fine French ormolu mounts. The porcelain comprises numerous sets and pairs of Sèvres vases, of the highest importance and fine quality, Dresden groups and figures, some ormolu mounted, Chelsea vases, Chelsea and Menecey scent bottles. The Objects of Art consist of gold snuff boxes, Etui, tablet cases, necessaires, etc., of French XVIIIth Century workmanship, many finely chased and enamelled, gold clocks, watches, necessaires, etc., of English XVIIIth Century workmanship, miniatures by N. Hilliard, and J. Hoskins, camei and bijouterie of the XVIth and XVIIth Centuries, cinque cento jewels, an Italian illuminated missal in jewelled gold case, dated 1532, fine Limoges enamel chasses, plaques, and candlesticks by Couly Noylier, Pierre Raymond, Leonard Limosin, and others, French Renaissance ivory caskets, and other carvings in ivory.

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ON FRIDAY, MAY 22ND.

Important PICTURES AND DRAWINGS by Old Masters, the property of THE RIGHT HON. ALMINA, COUNTESS OF CARNARVON (to whom they were bequeathed by the late ALFRED DE ROTHSCHILD, Esq.), and removed from

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1, Seamore Place, W. These pictures were collected by the late owner with excellent judgment, and include many interesting examples by the more important artists of the Dutch and Flemish Schools of the XVIIth Century, also some charming pictures and drawings of the French and Italian Schools of the best periods, including a drawing by François Boucher of "A Young Lady in a Park," similar to the drawing at Leningrad, two interesting drawings by Louis Nicolas de Lespinasse, depicting Louis Seize with Marie Antoinette and the Dauphin, a series of drawings by Félicien Rops, "A Portrait of a Gentleman," in oils, attributed to Giovanni Bellini, "The Artist's Wife in his Studio," by J. L. Boilly, three pictures by François Boucher, all exhibited at The Guildhall in 1898, "A View on the Banks of the Maas," by Aelbert Cuyp, described by Smith in his *Catalogue Raisonné* as "a charming production," a "Portrait of a Nobleman," attributed to Mabuse, a delightful picture of a "Lady Drawing a Bust," by Gabriel Metsu, "Peasants at an Inn" and "A Woman with a Child in her Arms at a Door," two very choice examples by Andriaen van Ostadé, "Two Oxen and a Cow in a Meadow," by Paul Potter, "A Cascade," by Jacob van Ruisdael, exhibited at the Grafton Gallery, 1911, "A Merry Company," an excellent example of Jan Steen, "The Seasons," a set of four pictures by David Teniers, a charming picture by Andriaen van de Velde of the "Rendezvous de Chasse," four fine pictures by Ph. Wouwerman, and works by other artists. Many of the pictures have passed through renowned collections, and several of them are described by Dr. Waagen, in his *Art Treasures in Great Britain*, by Smith in his *Catalogue Raisonné*, and by Dr. Hofstede de Groot in his *Catalogue of Dutch Painters*.

Following the Sale of these Pictures are important Early English Portraits, the property of THE RIGHT HON. THE EARL OF CARNARVON, removed from Highclere Castle, Newbury, including a charming full-length "Portrait of Anne, Countess of Chesterfield," by T. Gainsborough, R.A., and the Companion Portrait of "Philip Stanhope, Fifth Earl of Chesterfield," both exhibited at Burlington House in 1887, and three well-known engraved pictures by Sir Joshua Reynolds, P.R.A., representing "Portraits of Colonel Acland and Lord Sydney" (painted in 1769), "Portraits of the Countess of Carnarvon and her Son" (painted in 1777), and "Portrait of Frances Countess of Romney" (painted in 1777).

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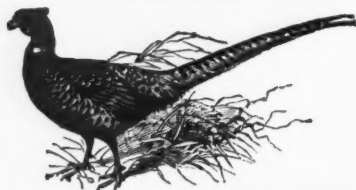
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RABBITS AND PLANT LIFE

HOW HEATHS MAY BECOME PASTURES.

A GOOD deal of important scientific fact about rabbits' influence on vegetation is contained in a book just published, "Plant Life on East Anglian Heath," by E. Plckworth Farrow, M.A., D.Sc. (Cambridge University Press, 7s. 6d.). This is no popular handbook, but a fairly stiff scientific work on the ecology of the Breck Country in East Anglia.

The effect of the rabbit is seen in the reduction of the heather growth. As the rabbit population increases they push forward and seek a more extended feeding ground. The heather is a more favoured food than grass. As a result of the rabbit attack the heather clumps are nibbled down, the grass occupies the cleared space, and it is probable that, in the end, these heaths will be denuded of heather and, under the long maintained attack of the rabbits, will turn into pastures. The author, indeed, suggests that the great chalk pastures, such as Newmarket Heath, are, in fact, due to the influence of continual grazing by herds of sheep ever since Neolithic times.

Another interesting point brought out is the reason for the spread of bracken from a central rabbit burrow. On the arid surface soil the bracken does not tend to "seed" itself, but the damper conditions of a burrow allow the spores to start, and it then spreads from this centre. This association of rabbit burrows and bracken accounts for the spread of small islands of bracken relatively far distant from the nearest large bracken patch.

An examination of the damage done by rabbits to seedling trees in a valley reveals a point of considerable interest. The rabbits did not appear to destroy the young trees at the lower level, but the nearer the approach to the heath plateau the greater the ravages. The author suggests that in this case, although all zones were probably equally bitten, the lower zones with better water supplies were able to repair the damage done, while those nearer the top of the hill lacked adequate resources for recuperation.

The harm done to vegetation by rabbits, he suggests, comes not only from their ceaseless cropping, but from the fact that many plants are so cropped of their shoots that they never have a chance to flower, seed and reproduce.

The book points the way to a somewhat revolutionary revision of ideas. It is doubtful if many people have the slightest idea of the real way in which rabbits affect their environment by eating down certain plants, and at the same time helping the spread of others. It is a matter of considerable importance, and further study of the question in other regions where the plant conditions are different may lead us to a point where the rabbit may be controlled within given areas by providing him with a rotation of growths, fresh areas being opened while others are wired off for recuperation after a period of years of rabbit attack.

SAFE SPECTACLES FOR SHOOTING.

DEMONSTRATIONS of a new "unsplinterable" glass for sportsmen's spectacles were recently given at the Refraction Hospital, Newington Causeway, when spectacles made from the new glass were submitted to rigid tests. The lenses were struck with a heavy hammer and flung upon a concrete floor. It is stated that the result was in both cases the same—the lenses starred and cracked inside but no splinters flew, and no irregularity could be felt on the surface of the cracked lens.

Before the demonstration the lenses' resistance to impact had been tested by firing at them with a 12-bore loaded with No. 5 shot from a distance of 30yds. No shot penetrated the glass. Cracks appeared, but no splinters flaked loose. This glass is, therefore, apparently the very thing for people who must wear glasses while shooting or hunting. Unsplinterable sheet glass has heretofore been largely used for motor windscreens, airmen's goggles, and so on, but scientists have hitherto not been able to produce a hard, clear safety glass that would take the curves prescribed by opticians for spectacle lenses.

REWARDS FOR NEST-FINDING.

WHETHER the time-honoured custom of rewarding the farm labourer for the finding of partridge nests is altogether a wise one is very much open to doubt, but the practice still persists in some parts. For that reason it may be presumed that in certain cases the plan has been found to pay, but the difficulty that too often presents itself is the ability to discover whether it pays or not.

In the first place, it is no regular part of a farm hand's business to look for nests. He is certainly not supposed to do so during his working hours, and if he does, he is not acting fairly towards his employer. Originally, of course, the idea was to reward the labourer for reporting to the keeper those nests which, in the course of his work, he happened to discover. Such nests, being easily found, were probably in dangerous places, and the keeper would come along and pick up the eggs then or later, as he thought fit. The labourer would get a shilling or so for his trouble, and that would be the end of it.

But, of course, as time went on it was only natural that further efforts should be made to find nests for the sake of the reward. Naturally, this might give rise to all sorts of abuses and might even go so far as to encourage actual poaching. There have been cases before now of eggs being taken from one property and transferred to nests (real or artificial) on another. Then, again, there is nothing to prevent a dishonest man from removing the eggs from a nest which the keeper had decided to leave alone, and putting them elsewhere or even selling them? Or he might not report all the nests he found, but steal and sell at least a portion of the eggs.

In any case, it can hardly be deemed desirable that hunting for nests by various persons should be encouraged on any estate, and that is what the paying of rewards is almost certain to lead to sooner or later. From the farmer's point of view the practice is bound to be unpopular. There are, however, other ways in which appreciation of the labourer's goodwill towards the shooting tenant can be displayed. Probably the best to give him a direct interest in results is to put up a sum for distribution among the workers on the estate according to the keeper's report on the number of nests hatched out, or the number of birds killed during the season. F. B.

POACHING CATS.

THE average farm or stable cat seldom finds favour in the eyes of a gamekeeper, but it is doubtful if a cat which respects chickens is a serious danger to game. A cat which has gone wild is, on the other hand, the worst kind of vermin, for it respects neither fur nor feather.

It is not likely that the den will be easily found. A hollow tree or a hide under a mass of roots of a wind-felled tree may be suspected, but it is seldom that time can be spared for the close watching or quiet investigation with a dog which must precede execution. It becomes a case for trapping. The normal baits are not indicated for a cat; even a wild cat has a poor sense of smell, and is likely to pass unaware of the enticement. A really powerful bloater, or valerian decoction applied to a rabbit may serve, but the valerian seems to be just as likely to catch hedgehogs as cats.

The best bait is, so to speak, a homeopathic one. A dead cat, with a trap or so round it, will do the trick, for if a cat sees another dead cat, it has to go up and examine it.

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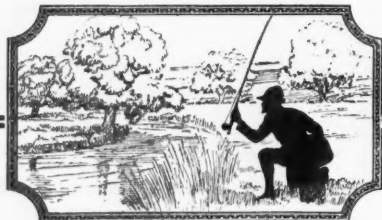
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THE FARMER AS "GAME DEALER."

THE advent of the "new yeomanry," or those farmers who, flushed with their share of "war profits," jumped at the chances offered and in some cases forced upon them by the hardly hit owners of old acres, has sadly changed the face of agricultural England.

In no way so much as in game-preservation has this partial revolution made itself so felt. The attitude of the farmer since he has become the owner, or nominal owner, of the acres he used to rent, towards game and game-preservation, is very remarkable. No longer do pheasants eat mangolds: and the hares in the corn are more numerous than in the days of the coursing squires. Even rabbits, once calumniated as "vermin," are now encouraged and protected.

The reason for this change is a very simple one. Though the farmer-owner has no rent to pay quarterly, he has heavy bank interest to meet half-yearly. The felling of hedgerow timber for this purpose, which has been going on for the past few years, is but a gambler's expedient, at the best; and as the banks awake to the fact that denudation of estates of their trees means diminution of their value as security for loans and over-drafts, it is becoming an impracticable one. The farmer-owner, therefore, looks to game-preservation to achieve his object.

Although a few of them have parted with their sporting rights, the majority find that they can make more money by keeping these in their own hands and farming the game. The old gamekeeper has followed the old squire into oblivion. The farmer's own men are his keepers and watchers, and poaching has practically ceased. The farm labourer who used to take an occasional rabbit in a snare now scarcely dare turn his head to watch the white scuts vanishing out of his ill-protected allotment.

FOXES.

Every game nest is guarded and protected; no dogs are allowed to roam the farms as of yore; foxes go an unheroic way to a better world, only enough being reserved to give justification for hounds coming twice a year, or for poultry claims to cover losses from cats, rats and stoats, which are all increasing.

Footpaths and rights of way running by the coverts were always thorns in the side of the squire's keepers; but they remained. To close a right of way before the war was to invite a row. The oldest inhabitant rose in his might, and the parson became militant in defence of a "church path." But the farmer-owner has a simple way with inconvenient footways: he ploughs them up and grows corn on them.

These paths, it is true, are now only of convenience to the labourers and their wives in going to the village shops. But no labourer or his wife dare raise a voice in protest. The new yeoman has a short way with such. He announces his intention of laying more land down to grass—but not in the neighbourhood of coverts, nor where fieldpaths used to run—and has then a legal excuse for discharging the unamenable labourer.

So the amenities of the countryside are swiftly vanishing away. Game is relatively more valuable than corn or sheep. Every head is accounted for, marketed at a profit, none is given away locally, and very little eaten even by the farmers' families. All must be turned into money to keep the bank quiet and enable the new "lady of the manor" to pose as a "squire's lady," and take her daughters to "the pictures" in the nearest large town, twice a week or so. And the art of shooting for the sake of the sport is in danger of rapidly becoming as lost an art as is that of "sitting still and thinking of nothing at all." L. C. R. CAMERON.



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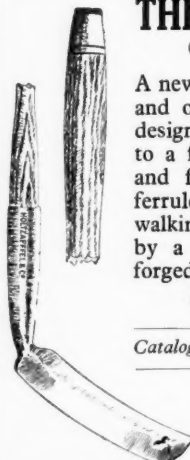
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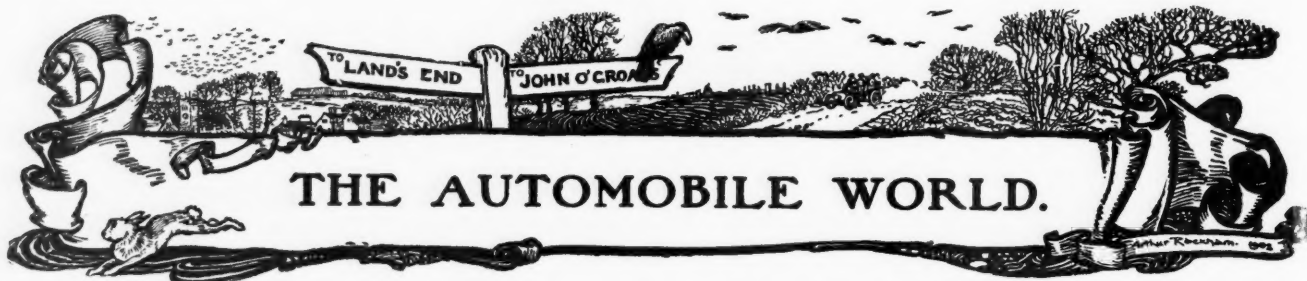
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THE AUTOMOBILE WORLD.

THE NEW 14-45 H.P. ROVER

OF all the cars that have been introduced since the end of the war few, if any, have aroused so much interest and comment as the 14-45 h.p. Rover that made its *début* at the last Olympia Show. Not only was this car of entirely original design, breaking away from established practice in almost every point where such a break-away was possible between the front axle and the back, but it came as the successor of one of the most successful cars the British industry has ever produced. Introduced a full dozen years ago, the 12 h.p. Rover, subsequently known as the 14 h.p.—its R.A.C. rating was always 13.9 h.p.—held unchallenged sway in its class and almost unparalleled popularity for any class of car. But by 1924 its design, in spite of many detail improvements, was becoming somewhat old-fashioned so that although the performance of the car was still such as to satisfy a large army of purchasers, the coming of a new model was more or less inevitable.

For the production of this new model the Rover Company was fortunate in securing the services of one of the oldest and most progressive of all automobile designers. Although his name may not be very familiar to the modern motorist in Great Britain, Mr. Poppe was responsible for the engine that did more than any other to ensure the success of the small car movement; his carburettors and other adjuncts were the secret of the success of many a pre-war car, and during the war his inventive genius and the expansion of his works at Coventry were the wonder of all who knew them. Previous to the production of the 14-45 Rover, he has quite recently given ample evidence that his prowess is not waning, by his design of the Rover Nine, one of the most successful of modern small cars.

In the new 14-45 the designer has thrown aside all the trammels of convention and in design this car is easily the most individualistic now being produced commercially in Great Britain, and one may add, if the out and out freaks be excluded, in any other country. There is a sliding pinion gear-box, a more or less ordinary back axle, and the car has four road wheels, but here its resemblance to other cars almost ceases. Obviously in the space now available it is impossible to review the design in detail, but enough may be said to give a fair idea of its general character.

THE ENGINE.

The engine is a four cylinder of which the cylinder barrels are cast monobloc, the bore and stroke being 75mm. by 130mm., so that the R.A.C. rating is the same as that of the previous Fourteen—13.9 h.p.—but the actual output at 2,500 r.p.m. is 45 b.h.p., and this is well below the peak of the curve. The detachable cylinder head is at once the most obvious and perhaps the greatest break-away from established practice to be seen on the car, for its difference from the ordinary is apparent as soon as one raises the bonnet.

The underlying idea of these departures has been to secure that long sought

ideal, a truly hemispherical combustion chamber and this is what the Rover designer has achieved, as fully as such achievement seems practically possible. Everybody now knows of the advantages of the spherical combustion space, with its consequent gains in efficiency resulting from improved flame propagation and more rapid and complete burning of the charge than is otherwise possible. It is claimed for this Rover design that it also militates very strongly against the possibility of pinking, but I may as well say at once that, at least on the car I tried, this claim did not seem to be well substantiated. The old 12 h.p. Rover was commonly known as the benzol car, because it ran so well on that fuel but pinked rather readily on ordinary petrol, and it seemed to me that the same description would apply to this new 14-45 for its proneness to pinking on ordinary fuel was most marked, though it is true that the phenomenon was readily controllable by alteration of the spark timing, and pinking that can be controlled is really evidence of the securing of high efficiency. Permanent setting back of the magneto would obviously effect a permanent cure, but there would be little point in adopting such measure, so long as the ordinary ignition control was enough to give the desired effect.

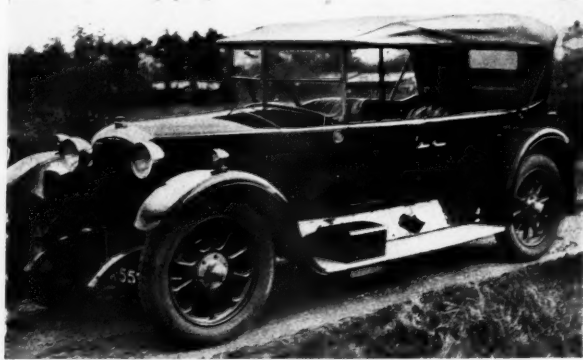
UNIQUE VALVE OPERATION.

In order to secure this spherical combustion chamber, the sparking plugs are mounted vertically in the cylinder head—but they are readily accessible—and the valves are inclined in the combustion space at an angle of about 45°. It is the method of valve operation that accounts for the unorthodox external appearance of this engine. On either side of the cylinder head are two chambers running the length of the block—apparently two chambers, each enclosing its camshaft. Actually they are not. Only one—that on the near side—encloses a camshaft, which operates one set of valves, the inlets, direct, and the exhaust valves, enclosed in the off-side chamber, are operated from the same camshaft by means of push rods that pass horizontally across the cylinder head, totally enclosed, of course. In this off-side chamber is the rocker gear for operating the exhaust valves and the whole is lubricated under pressure from the main engine pump. Drive of the camshaft is effected through a vertical shaft at the rear end of the engine on the near side, and at the forward end of the camshaft chamber is a rather odd looking extension which houses the camshaft balance gear—a vibration damper which prevents camshaft lag and by keeping the bevel driving gear always in full engagement prevents

back-lash and so noise and wear. Immediately above the point where the driving shaft enters the camshaft chamber is placed the magneto, with its spindle vertical and its contact-breaker horizontal, and, of course, facing upwards so that it can be seen and adjusted most easily. On the near side of the engine is bolted the carburettor, the air supply to which is obtained from a pipe which passes right through the crank-case and has its inlet on the off-side of the engine, straight opposite the exhaust pipe, as may be seen in one of the illustrations. The exhaust manifold is a perfectly stream-lined and downward swept assembly with the main outlet passing down about the centre of the engine, through the equivalent of the under tray. There is no such tray in the usual sense, the space between engine and chassis frame being filled by the crank-case itself.

A LARGE OIL SUMP.

The crank-case and its details are as individual as the rest of the engine. It is made of aluminium in two halves, the upper carrying the three crank-shaft bearings, the lower acting merely as an oil sump, but its capacity is no less than



THE 14-45 H.P. ROVER TOURING CAR.

Note the fuel tank filler in the middle of the running board.

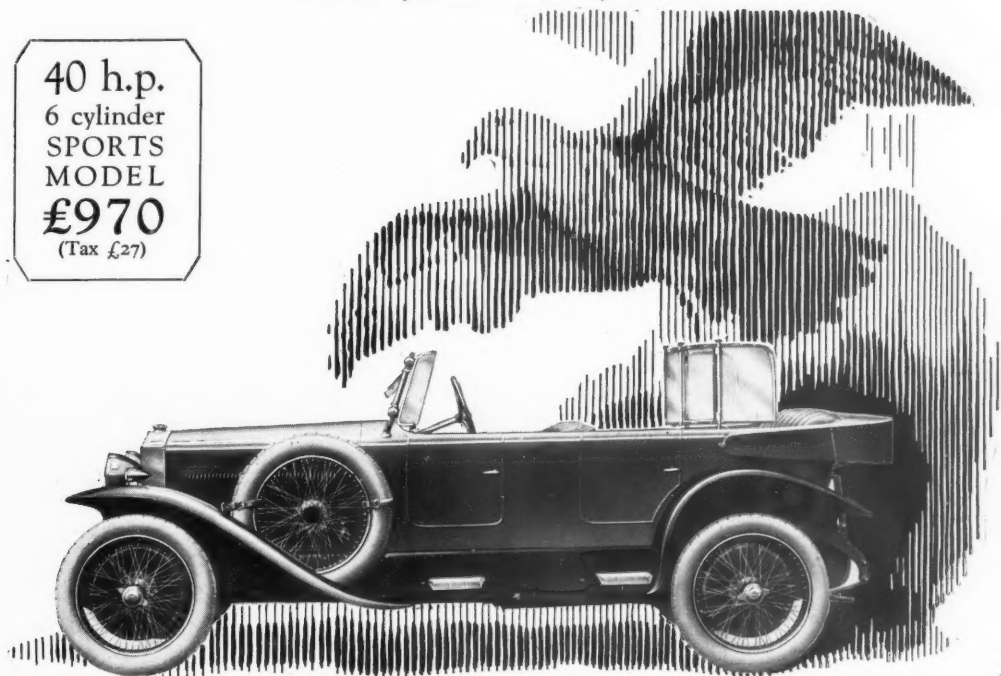
three gallons and it is given an outward bulge on either side so that it presents an exceptional cooling surface for the oil it contains. Lubrication is by a gear-driven pump in the sump to every bearing of the engine, under pressure, including the overhead valve gear, while from the same pump oil is circulated through the clutch and gear-box, maintaining a constant level of oil in the latter and oiling the clutch spigot and main gear-box bearing also under pressure. Another unusual detail lubricated from the main engine system is the steering gear, for this is encased in the crank-case by a method to be described shortly.

Cooling and circulation of the cooling water are effected by an entire reversal of usual practice. The water is brought into the cylinder block by a pump, driven by the fan spindle (belt driven), at the top of the forward end and is taken out by a pipe which dips down into the block from the bottom at the rear end, and at the top of this rear outlet is the thermostat for controlling the temperature, a by-pass

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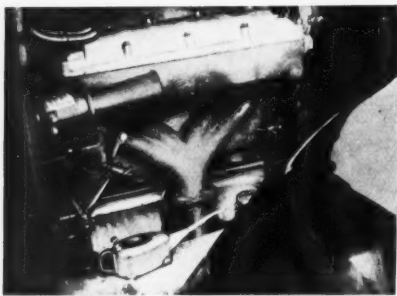
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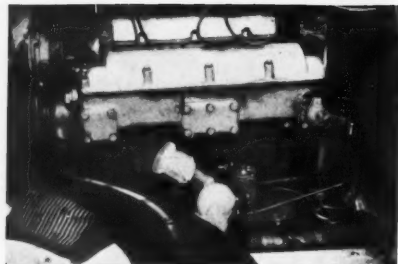
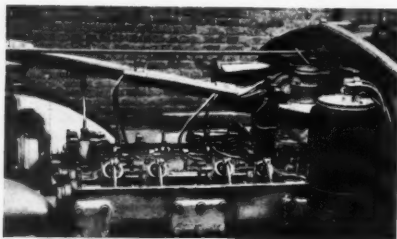
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being provided to prevent air locks when the radiator is being filled.

As on so many, perhaps the majority, of recently introduced cars, unit construction is adopted for engine clutch and gear-box, but the Rover departs from orthodox practice in that the steering box is also an integral part of the same unit. At the rear end (off-side, of course), of the crank-case is a bulge, in which is encased a vertical shaft. On the top of this shaft is the steering box in which terminates the steering column, at the bottom of the shaft is the connecting arm to the track bar. In effect, therefore, there is no steering drop arm in the ordinary sense of the term, its place being taken by this enclosed vertical shaft of which the only motion is a revolving one. The whole of the gear is lubricated, as already stated, from the main engine system and it may be said at once that it gives excellent control of the car on the road, for this Rover is one of the most pleasantly steered cars I have handled for some time. Obviously one of the chief advantages resulting from this system, which in principle is not entirely exclusive to Rover cars though it is used on no other English car, is freedom from possible ingress of dirt or any foreign matter and so ensuring that the steering gear (ordinary worm and sector), is always efficiently lubricated. Next to the clutch spigot the steering gear is, perhaps, the chassis detail of which the lubrication is most neglected by the average owner-driver, and to this neglect may be traced many apparently well founded complaints of stiff or otherwise unsatisfactory steering. The owner of a 14-45 Rover who neglects the lubrication of his steering gear is likely to be forcibly reminded of the fact by the failure of an engine big-end bearing, which will certainly show the effects of such neglect long before the steering gear itself!



Exhaust side of the Rover engine, the vertical steering column connection being just visible in the left hand corner.



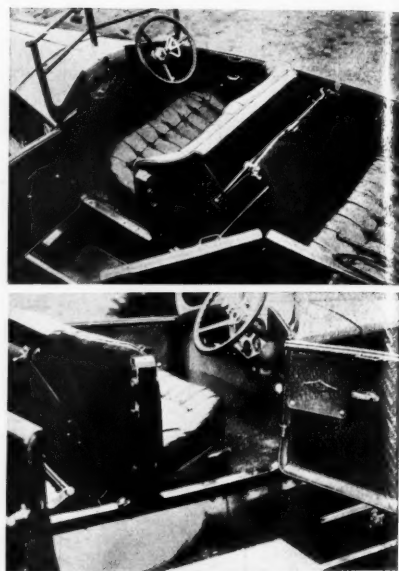
Carburettor side of the Rover engine, showing also the starting motor and the vertical drive to the camshaft, and the top of the engine with the valve gear covers removed, showing also the unusual magneto mounting.

And that other detail of which the lubrication is so often neglected—the clutch spigot. As already stated, the clutch and gear-box are here lubricated directly from the engine system, and in addition there is a special lead to the clutch spigot, so that as long as the engine has oil the clutch cannot very well give rise to squeaks in inaccessible corners. The clutch itself is a single plate running in oil and it transmits the power through a four-speed gear-box and enclosed propeller shaft to a spiral bevel driven rear axle. Suspension is by semi-elliptic springs all round, with a very wide range of deflection—to wit, 5ins.—and the second leaf of each spring is carried round the eye of the top leaf, which is an excellent safeguard against breakage or rather the consequence of breakage, though for cars to be used only in England the point is of but minor importance, perhaps. The road wheels are pressed steel artillery for 32in. by 5.25in. balloon tyres. The front axle of this chassis is again an unusual feature, for while in appearance it is no more than an ordinary though rather slender tubular construction, actually it differs from other tubular front axles in being machined completely from the solid billet, which obviously means infinitely greater strength, though this Rover axle is actually not tubular, but solid—the cost of machining a tubular shaped axle from the solid would be prohibitive for any reasonably priced car to enter into a highly competitive market. Although in appearance the chassis is of extremely low build and the ground clearance looks very small, this latter is actually 7½ins., which is not very much less than the average for British and Continental cars intended for use chiefly on good roads. The wheel-base is 10ft., and the track 4ft. 6ins.

BODYWORK.

This new Rover, is, in spite of its moderate price, obviously intended as a luxury car and the almost elaborate construction of the chassis is well echoed in the body. This may be called luxurious without being particularly comfortable. It is luxurious in that its finish and detail work are all of the very best quality and the equipment is also thoroughly generous, but as regards its comfort—well, I feel very tempted to emulate the critic who wrote that as evidence of the comfort of this body he could not do better than quote the opinions expressed by his rear passengers. I am in the same position. I cannot do better. My rear passengers, varied and experienced, said that the back seat of this car was one of the most comfortable they had tried and it certainly looked it. But the front seat is unfortunately one about which I cannot rely on the opinions of others but must express my own. Its design is right, the upholstery of its nether regions is right, but it supports the shoulders with something almost as firm and unresisting as an uncovered board. Strangely enough the last car that appeared in these pages was criticised because its seat back was so cut away that the driver had no support to his shoulders; here is one of which the seat back commits the opposite fault and comes forward too far and too insistently.

Part of the standard equipment of this car is a permanent rear windscreen which is part of the car and not a mere accessory fitted afterwards, or, more accurately, tacked on as an afterthought. Because it is part of the design it is accommodated when not in use in a neat little locker in the back of the front seat, and because its design is original and neat it is unobtrusive and out of the way when not required for use, but very easily raised and erected when wanted. It is first pulled outwards and upwards and then turned over, and then it protects the rear passengers, though its permanent fixing



Details of the Rover 14-45 bodywork, the lower picture showing the driver's door and the unique hand-brake lever.

means that it is not adjustable for distance from those passengers. It is either up or down, there is no half-way stage, nor any adjustment in the centre screen, though the two wing panels are, of course, capable of being swung where they are most wanted.

Another very neat and, if not actually unique, at least very unusual design is the instrument board. On a comparatively small rectangular panel are mounted all the usual instruments found on a first-class modern car, and it is pleasant to be able to record that the foreign trade marks that used to be found on Rover instruments are now replaced by a well known Cricklewood hall-mark of reliability. The electric equipment is by Lucas, and most efficient equipment it is for the starting motor simply plays with its load first thing of a morning, and it has every encouragement to do so, for the engine is one of the most easily started I have come across for quite a long time.

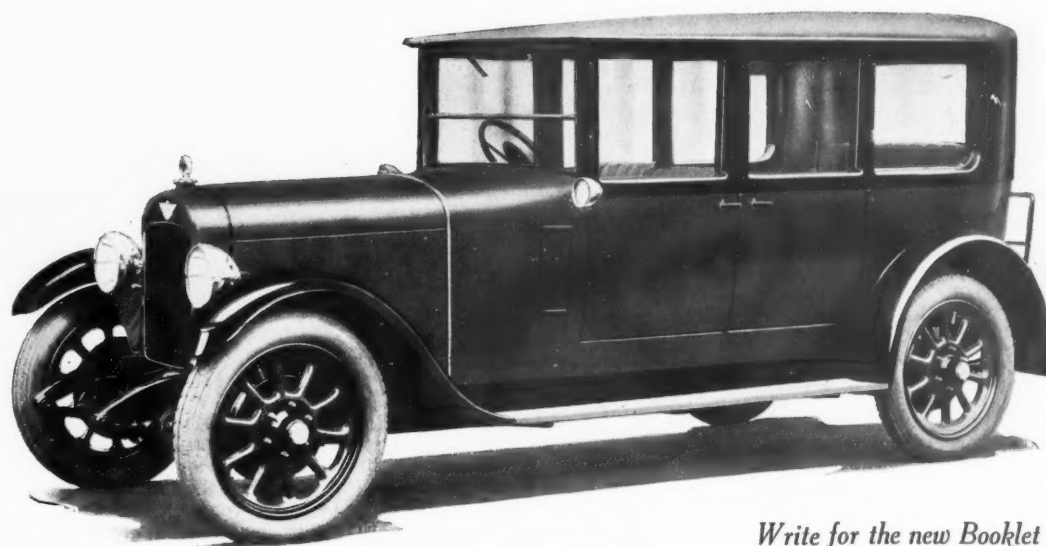
Of the other equipment there is not much to be said beyond that it includes all those things found on really well equipped cars; thus, there are spring gaiters, a luggage grid, all-weather side curtains, an easily erected hood, four-panel V-shaped front wind screen, two horns and so on; while the spare wheel carrier at the rear of the car can accommodate a second wheel (of which the price, complete with tyre, is £10 10s.).

ROAD PERFORMANCE.

There is no room for hesitation or difference of opinion in determining the chief feature of this car on the road. It is the sweetness of its engine. At any speed its running is comparable to that of a really good six-cylinder, and it falls very little below the very highest six-cylinder standards in the matter of flexibility. This car may actually be driven on top gear at walking pace and from this speed up to the maximum the acceleration is steady and progressive, though never impressively quick. And at any point between the two extremes the slightest suggestion of a vibration period is impossible of detection.

Acceleration, as stated, is not at all of the violent kind, and the maximum speed capacity of the car is also somewhat disappointing in view of the efficiency claims made for the engine. But to balance this, or these, it must be remembered that this car has a very heavy and very roomy body, so that even if, in some respects, the engine behaviour suggests a 20 h.p. rating, full 20 h.p. performance cannot be expected from this hard-worked

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13.9 h.p. engine. It is, perhaps, all the more on account of the much higher power suggestion given by this engine at low speeds that one feels disappointed at its comparatively limited speed capacity. From the feel of the engine at speeds below 40 m.p.h. one inevitably forms the idea that there is a really good 20 h.p. unit under the bonnet—the only cars of more than 10 h.p. that I have found able to compete with this Rover on the score of sweetness hover on the 20 h.p. rating mark, and one costs 50 per cent. more and the other nearly 100 per cent. more than the Rover—and so is disappointed when the speedometer needle refuses to pass the 52 m.p.h. mark. But in its standard form this is not built or intended as a speed car, and anything over 50 m.p.h. is not bad going for a heavily laden 13.9 h.p. family tourer that runs so sweetly. And, it may be added with safety, one of these chassis with a totally enclosed saloon body would have its speed capacity very little reduced.

GEAR RATIOS.

The reason for this is, in my opinion, a rather unfortunate mistake on the part of the designer. Of course, there is plenty of scope for difference of opinion as to whether low gear ratios are really a mistake, but the back axle ratio of this chassis is either 4.7 or 5 to 1, at the option of the purchaser. The result is that the car is a good top-gear hill climber, but its maximum speed capacity under favourable conditions is decisively restricted. Less controversial, I think, is the employment of a low third speed, for this is 8.8 to 1 (9.4 with the lower top ratio), so that this gear is obviously and frankly intended as a hill-climbing gear rather than as an aid to quick acceleration to a really useful speed. On third the maximum speed of my car was a trifle over 30 m.p.h., which is less than one expects from a modern four-speeder with any claims

to a high-efficiency design; on the other hand—or, rather, as a counter to this limitation—this Rover is the only four-speed car I have taken over my usual test run round without having to use any gear lower than third. Most drivers would, I think, prefer a third ratio much closer to fourth. Second and first gears I merely used to ascertain the character of engine and gear-box on these low ratios—there was never any need for either to surmount a hill. The second gear ratio is 12.9 (or 13.8) to 1, and the first 19.1 (or 20.3) to 1, and both of them may be looked upon almost as emergency ratios likely to be needed only in really severe country. On all three indirect ratios the engine maintains its sweetness and the gear-box is not noisy.

The very excellent clutch makes starting away from rest on top or third quite an easy feat, and the changing of gear either upward or downward is most pleasant. To a large extent this ease of changing is due to the very short travel of the (right-hand) gear lever, which is very much less than usual; while the lever also has another unusual asset in that it is adjustable to suit individual drivers. The front seat is also adjustable, though not without the use of tools.

So far, I have said nothing about the brakes of this car—I think I must have been subconsciously waiting to see if anyone else's experience would turn up that would make better reading than mine. Frankly, the brakes are not good. The pedal operates brakes on all four wheels (the front pair being on the Perrot principle), but it requires altogether too much pressure for ease and comfort on a long run in traffic or hilly country. Indeed, for a given braking effect—i.e., for stopping the car in a given distance from a given speed—I almost think that these four-wheel brakes require a heavier pressure than did the rear wheel foot brake on the old Rover Fourteen. Certainly this pedal requires more pressure for a given stopping

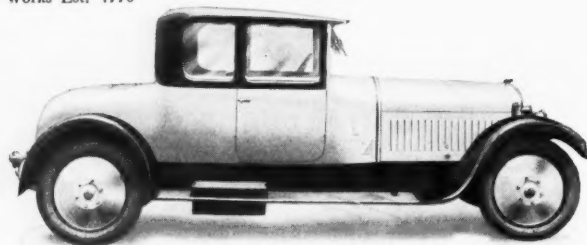
effect than the back wheel brake pedal of some modern cars. There are only these four brakes on the car—i.e., the hand lever operates the same shoes in the rear wheels as does the pedal, and this comment as to the great pedal pressure required applies equally to the hand brake lever, with the modification that in this case it is pull and not pressure that is wanted. This hand brake lever is something both new and unique. Instead of the ordinary lever working through a quadrant, it is a hook that has to be pulled up vertically, and the pull effort required before any appreciable difference is made to the car in motion is more than any ordinary driver has at his command. Long practice or great strength will alone enable a driver to make fitting use of this Rover hand brake, and I thought the method suggested by an exponent of the car a most interesting commentary on its character. This suggestion was that the pedal should be depressed as the handle was pulled up! Whether the idea is that the hand should help the foot, or *vice versa*, is of minor consequence. What is of consequence is that, in spite of many ingenious and meritorious details in the lay-out these Rover brakes leave room for improvement. Indeed, unless they are to be allowed to mar the prospects of an otherwise excellent car, they must have improvement.

ROADABILITY.

Apart from this brake question, the controllability and general roadability of this car is decidedly good. The steering leaves nothing to be desired, and a better behaved engine and transmission it is impossible to imagine. On the whole, the road-holding is good, though I formed the impression that the car was sprung for good roads rather than bad. On a good surface the car rides beautifully—all cars do not do this, and a surface may be good without being perfect; but on bad patches the special rear springs

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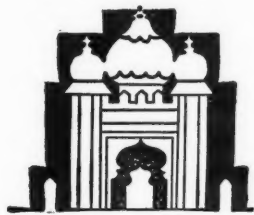
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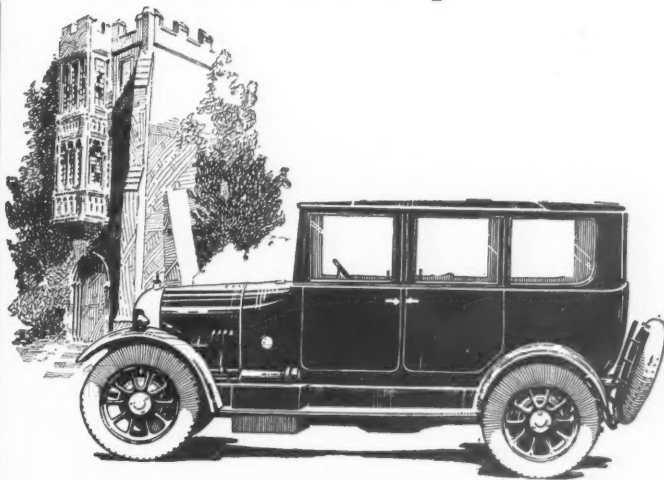
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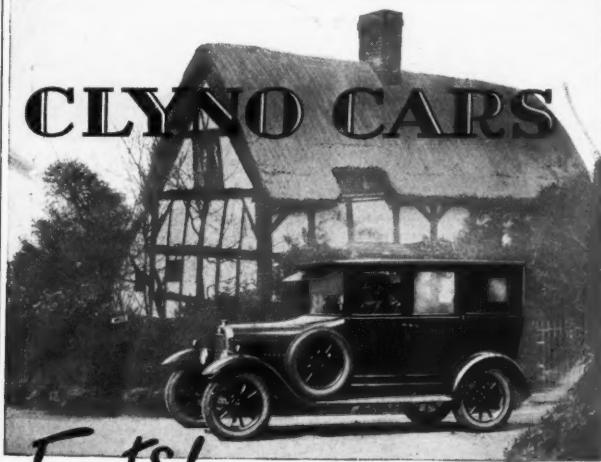
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with their Gabriel snubbers betray shortcomings. I could, for instance, quite imagine that anyone taking one of these cars across France and striking one of those numerous bad patches immediately after a perfect stretch might find himself off the road before he realised what was happening. No very high speed would be required to quicken a driver's heart beats as he saw the dividing line between perfection and pot-holes about a dozen yards ahead.

This 14-45 h.p. Rover is a new car in every sense of the term—indeed, in far more senses than it is usually applied. And to the best of my knowledge and belief no new car ever has been or ever will be introduced without revealing scope for desirable modification after having been on the market for a few months. I have dealt with this car, as I deal with all others, as I found it, and the resultant criticisms must be weighed the bad with the good. They will then be found to be not at all damning, but indicative of one of the most promising things the British automobile industry has yet produced. If the merits of this car be developed and its faults treated as they need to be—and in every case this can be done quite reasonably—this Rover 14-45 h.p. at £550 (its present price) will be an even more remarkable car than it is at present. It will be unique not only in design but in merit.

W. HAROLD JOHNSON.

THE CRIMINAL JUSTICE BILL.

THE Motor Legislation Committee, which consists of representatives of all the leading motoring organisations, both trade and private, has prepared a memorandum to be presented to Parliament in connection with the Criminal Justice Bill now before the House. The Bill deals with proceedings before justices and Quarter Sessions with summary jurisdiction and with probation of offenders, and one clause (No. 38) alters the law as

to offences under the Motor Car Act of 1903, obviously not a matter of criminal procedure and really beyond the scope of the Bill. This clause deals with drunkenness and/or dangerous driving in a motor car, and increases the penalty imposable on conviction for either offence to imprisonment for a period not exceeding three months and/or to a fine of £50. The penalties imposable for these offences under the Motor Act of 1903 are fines up to £20 and suspension of driving licence with disqualification from obtaining another.

The objections raised to this clause of the Bill by the Motor Legislation Committee seem irresistible. They are, first, that such a drastic revision of the law is altogether too important for being effected as a minor clause in a general legislative measure not directly connected with the control of the roads or their users; that the Government has already promised to introduce a Bill to amend and consolidate the law relating to the use of road vehicles, and it is submitted that the substance of Clause 38 could be much more effectively embodied in that Bill; and, finally, that the penalties suggested are altogether too severe.

In connection with this last point, it may be cited that going on the wrong side of a street refuge, as when a driver is unfamiliar with local procedure, and mistaking the signal of a police constable directing traffic, are both dangerous driving within the meaning of the Act, and large numbers of such cases are heard in the police courts every day. Three months imprisonment for going the wrong side of one of a confusing mass of street refuges seems rather severe punishment for a crime that probably endangered nobody.

No one in his senses can bring forward any sound excuse for the drunken motor car driver, and it is generally agreed that the punishment for this offence should be more severe than it is now (a fine of 40s. only). But there is also a

very well founded feeling that many convictions are secured on insufficient evidence, and the new Bill makes no provision for ensuring that sound evidence shall be necessary before a conviction may be recorded.




In view of the obvious necessity of codifying road law in the light of modern conditions, it is to be hoped that this memorandum of the Committee will have the desired effect and that Clause 38 will be dropped from the present Bill to be incorporated in a measure where it will be more suitably placed and more carefully considered.

TWO NEW HANDBOOKS.

THE 1925 edition of the handbooks of the Royal Scottish Automobile Club and of the Automobile Association have just been published, and copies are available for members of each body. In addition to the usual information contained in motoring handbooks of this character, both these editions have a list of hotels with their charges, and anyone who wonders why the picnic, camping and caravanning habits have grown so rapidly within the past few years will find the conclusive answer in this section of either of these books.

The A.A. book is much the same as previous editions, though there are some useful additions and the particulars of the steep hills all over Great Britain should be of special interest to tourists.

Compiled throughout on an ambitious scale, the Scottish publication is a really valuable guide to motorists in Scotland. In addition to all the usual touring information, there are actual scale sections of some of the chief Scottish test hills, and the last eighty pages of the book consist of a reprint of the Gall and Inglis contour book with its maps. The address of the secretary of the Royal Scottish Automobile Club is 163, George Street, Glasgow.


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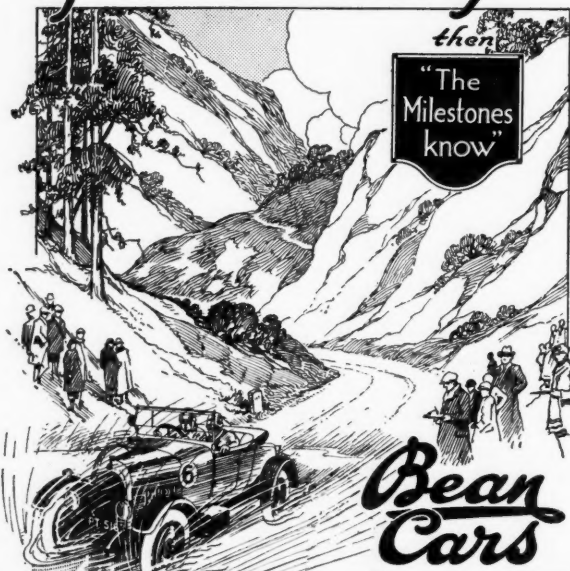
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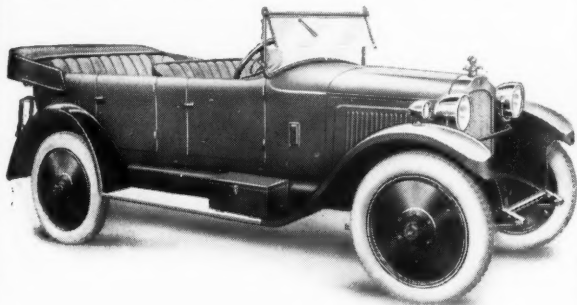
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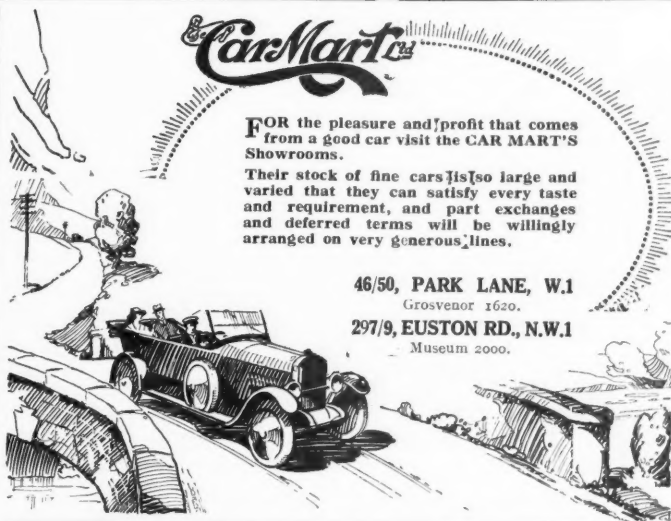
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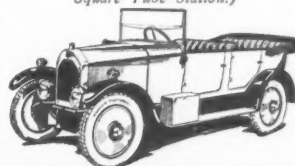
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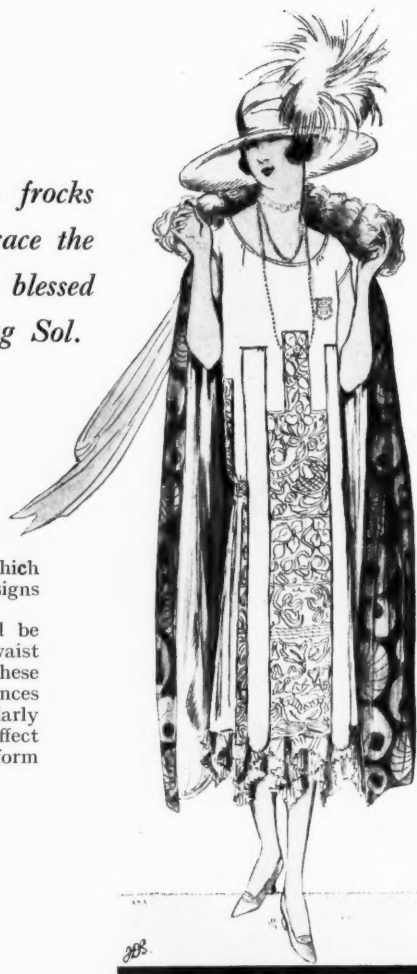
ASCOT GOWNS, WRAPS AND HATS



A veritable parterre of delicate frocks and flower-decked hats should grace the Enclosure at Ascot if we are but blessed with the encouragement of King Sol.

black, mole, blue and dark reds, on which bolder and more *voyant* coloured designs are printed.

Very slim above and, as it will be found, in many instances with a waist line just slightly higher, the skirts of these dresses all resolve into soft flares, flounces or swinging panels. One particularly successful model has an apron effect back and front that at the sides form



With this slim, graceful Ascot frock of Nattier blue crêpe Georgette and embroidered lace there is shown the slightly higher waistline. This creation is completed by a cloak of printed mousseline de soie, finished by a collar of ostrich feathers. The large hat is of strained Georgette with shaded osprey.

A supremely original gown of rose-coloured lace mounted over a shaded pink fourreau and trimmed with diagonal lines of embroidered mousseline de soie. The long, close-fitting sleeves in connection with the low round décolletage are features to be noted. Also the huge pink gauze rose on the left hip. A companion to it is found on the large flop hat of pink "crin."

WHAT an experience a first Ascot is! There is no other race meeting in any way equivalent—for the horses, for once, by common consent, take second place to the fine clothes. The lucky ones with that covetable little badge, always so proudly displayed, for the Royal Enclosure naturally carry off the palm for exclusive dressing, and the modes accepted for that privileged assemblage are necessarily the best. From the moment when the Royal party drive in full state down the course, the scene is one that is unsurpassed the world over.

A DIFFERENT DRESS FOR EVERY DAY.

This is an unwritten law that all women try, and hope, to fulfil, the quite particular *chefs d'œuvres* being reserved for Wednesday and Thursday, while the quietest garments make their appearance on the Friday.

The prospect for the present season is one of soft filmy frocks. That there will be regiments of flowered *mousseline de soie* is a foregone conclusion. Everything points to that, though the infinite variety of these dainty fabrics in colouring and design promises to avert any suggestion of monotony. Young girls are adhering to white or pale grounds figured over in delicate pastel tints, older women revelling in the many artistic blends of



Over this demure pleated frock of cyclamen mousseline de soie there is worn a coat of maroon surah façonné ornamented with a deep hem and tiny upright collar of sea, musquash: the small cyclamen "crin" hat flaring up in front with a kepi front of embroidery, carries two shaded ospreys.

natural cascade draperies. Another, in a scheme of black and immense shaded poppies and leaves, shows a deep hem of jade green chiffon, a contrast that is picked up in a green scarf bordered with the flowered chiffon. With this there will be worn a large black hat trimmed with large velvet and silk poppies crushed flat against the crown.

Georgette and lace in tone is an alliance responsible for some exceptionally elegant *toilettes*, those for older wearers being often completed by a long cloak of the same transparencies.

A scheme after this *genre* that appealed persuasively was carried out in black chiffon and deep vellum-tinted lace, the cloak of chiffon adorned with *bouillon-nées* and lined with chiffon of the tone of the lace, finishing with an immense collar of uncured ostrich feathers shading from vellum to black.

Both cloaks and coats are destined to figure largely at Ascot, the slim gossamer frocks of the moment seeming to plead for these wraps, even when equally fragile in character. The cloaks in particular add a feminine touch that is inexpressibly pleasing, while the long straight coats are perhaps younger in appearance.

FRINGE SKIRTS AND FUR.

Another notably popular movement is the fringe skirt. This is exploited in many materials, but is at its best in Georgette, each narrow strand hand-made and double. Firmer fabrics are just cut

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and left raw. The result as the wearer moves is a subtle swaying that is totally unexpected when she is in repose.

A pale beige Georgette, arranged after this manner, with long, plain, severe bodice and scarf, boasted for its sole decorative relief a great gauze rose on one hip in pastel shades of pink and mauve.

There is, too, quite an appreciable amount of fur being used, on both opaque and transparent materials. A straight coat of heavy-weight *bois de rose* Georgette carried a deep hem of soft fur dyed exactly to tone; a deep rose-coloured chiffon gown being trimmed with bands of some equally soft dark fur, and an absinthe green Georgette two-piece with palest grey.

The majority of these summer furs are dyed and are silky and long-haired in appearance. As to their origin, the less said the better; while monkey fur fringe continues to find favour mostly in black and magpie mixtures.

As a matter of fact, fur and feathers are both out for recognition, collars of ostrich feather, and of *coq* and dyed chicken feathers occurring on many of the wraps.

For the off or dull days at Ascot, if there are any, a material assured of success is the new silk alpaca. This is quite unlike any fabric hitherto seen, and bears little or no resemblance to the erstwhile resisting wool alpaca, nor yet to any known type of silk. It is quite a thing of itself, soft and silky and sufficiently pliable to pleat and flare as now decreed, and simply ideal for the fashionable two-piece suit.

L. M. M.



Exceptionally representative is the above model of orchid *crêpe de Chine*, trimmed with the new embroidered gold galon that is all the rage in Paris. This galon is especially noticeable in the fringe skirt over a pleat of chiffon. The accompanying hat is of orchid felt, with a sweeping Cavalier feather plume.

FROM THE NOTEBOOK OF A WOMAN IN TOWN

DANCE AND COURT CONFECTIONS.

Studiously simple in line, but when occasion warrants sumptuous in material and embroideries, the models for these imminent social functions are naturally absorbing a large share of the attention of Madame Barri of 33, New Bond Street, at the moment.

Really appropriate to a ballroom or, with the added appendage of a train, for the Court is the dainty example illustrated on this page. It is impossible, however, for a black and white drawing to do adequate justice to a confection that rests for the essence of its charm on the tender salmon pink of the Georgette delicately traced over with a design in fine silver thread, a decorative treatment that is further enhanced on the overskirt by a *broderie* of pearls and silver bugles. This, together with V-shaped corsage, opens over an underdress of silver tissue, while round the waist there is softly swathed a sash of the Georgette and tissue. A tasteful, beautifully conceived gown, perfectly executed with that fine finish only to be found in fastidious high-class *ateliers*.

A white Georgette arranged with a straight bodice, finishing at the slightly raised waist line now creeping in, is completed by a lightly gathered skirt ornamented at the hem to an appreciable depth by an appliqué embroidery of lotus lilies in Chinese blue Georgette. Truly a model that could not fail to court interested attention wherever worn, notwithstanding the demure simplicity of its line.

For Ascot and a youthful wearer there is a veritable gem of a frock, which is carried out in pale pink robe muslin, decorated with many wee pin tucks and daintily embroidered *motifs*, and inset and frilled with narrow Valenciennes lace dyed to match the muslin. Almost this suggests that its inspiration came from a baby's christening robe, the same delicate workmanship prevailing throughout, the only touch of contrast, and it is a very *tour de force*, occurring in a narrow girdle of tango-coloured *faillie* ribbon.

Nor are there any *salons* more admirably equipped than these with those small dress accessories upon which so much store is now set. Among the latest recruits in this respect are some ties of gazelle skin, quite short, the ends variously bordered with pony skin, nutria and other contrasting pelts. These are worn close round the throat, one end passing through a slit for security.

CORRECT RIDING ATTIRE FOR THE ROW.

Since a certain licence is permitted for hacking, it will, perhaps, be useful to learn how far this can be stretched.

Now, according to Mr. Thomas, 6, Brook Street, it is not far, and, in the main, practically amounts only to the same privileges as prevail in connection with cubbing. Thus, a soft silk shirt with turn-down collar and tie may replace the stock, and a soft felt hat the regulation bowler or topper.

The outstanding feature of coats is shortness. With habit skirts these are now cut to escape the horse's back, and are semi-fitting. Besides being smarter and neater in appearance, these short coats avoid the necessity of a mackintosh lining to the tails which requires cleaning constantly. The fronts have long revers arranged so that they can be buttoned right up to the throat on a wet day. The ideal height for a riding habit is about 5ft. 6ins. Over that it is frequently necessary to adjust the length of the coat to get true proportions; and it is this fine judgment, of course, that renders so invaluable the expert opinion of such as Mr. Thomas. Every figure to him is an individual study.

Skirts, also, are as short as it is possible to make them without running the risk of working up over the right foot, which immediately spoils the set and hang. There is considerable skill, too, in achieving a narrow cut without skimpiness. Superfluous material is at once a menace and wholly impractical.

Mr. Thomas is very emphatic on the cut of riding shirts. All his are made with tails, so that

they never ride up, as did the old style ending at the waist. He is the designer, moreover, of the "Brook" cravat: the simplest thing and yet the greatest boon ever vouchsafed to the riding woman, since it has precisely the same appearance as the old-time affair that took years of experience to master.

As with the habit coat so also the astride coat runs to brevity. It is cut something on the lines of a man's cubbing coat and looks particularly trim and workmanlike, with no unnecessary material to flap about, and yet long enough to throw the rain off the breeches. The material advised for a ride astride is whipcord, drab, brown or a medium shade of grey; and the breeches can be of the same material, of Bedford cord or cavalry twill in a contrasting colour, preferably one lighter in shade, with strappings of buckskin at the knee. Again, these breeches are modelled on those worn by men. In fact, save for a little more seat room they are identical.

Of the greatest importance to a perfect outfit, in the opinion of Mr. Thomas, are the top boots. To buy these casually without fitting with the breeches is a fatal mistake. At 6, Brook Street, there is always a bootmaker in attendance. To allow of that almost inevitable dropping occasioned by wear, the best boots are cut high, with deep heels and moderately square toes; while to ensure the perfection of comfort, they are built of the finest calf skin.

"Just like a man's" is the edict with regard to the bowler hat. There is nothing in worse taste than a wide-brimmed bowler or silk hat; and when the former is replaced by a soft felt this must have an adjustable brim and a squarish crown.



Black and white fails to do justice to the charm of this exquisite creation of Georgette, in the tenderest of pinks, traced over with a design in silver thread enhanced by pearls and silver bugles and opening over an under-dress of silver tissue.

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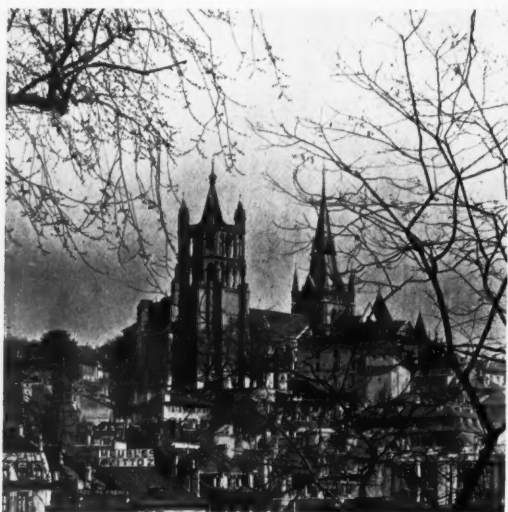
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IT is time already to be making definite plans for summer holidays, and this year many people who wisely think that a holiday should be, as far as possible, entirely unlike everyday life are choosing Switzerland as their playground. Lausanne, with its lake suburb of Ouchy, is a very good choice for people who like the amenities of town coupled with the grandest of scenery, and there are other recommendations as well, as, for instance, the golf links at a height of some 2,765ft., plenty of tennis and swimming, and rowing at Ouchy on the Lake of Geneva, and the exquisite cathedral dating from the middle of the thirteenth century, "by far the finest mediæval monument in Switzerland," adds a charm to the city's wandering and inconsequent streets. The fact that Lausanne is noted for its excellent educational facilities is another argument in its favour when the matter of residence abroad rather than only a holiday is to be considered. Zermatt, which used to be only a pretty alpine village, now offers excellent hotel accommodation, and is, perhaps, of all alpine resorts the one that most remains in the memory, for the sake of the Matterhorn and Monte Rosa, the second highest peak in the Alps. To have climbed the Matterhorn is still

something of a distinction, though from Zermatt the ascent and descent have been completed in one day even by women climbers. Meiringen, in the Bernese Oberland, is another excellent centre. In the Engadine and the Upper Engadine are names to conjure with for all lovers of Switzerland: beautiful St. Moritz and Campfer, with their wonderful setting of mountains, Sils Maria, the picturesque Lake of Sils and Maloja. Celerina, which is a typical Engadine village rapidly becoming both a summer health and winter sports resort, a delightful stage of evolution in which to catch a Swiss village, is, of course, at the end of the famous Cresta Run, dropping down from St. Moritz. The lovely Pontresina, where, with so comparatively little exertion, such wonderfully diverse views can be obtained, and the less known Samaden, have each their own particular adherents; and the accommodation and facilities for sight-seeing in most of the Swiss health resorts are so good that the elderly and delicate need have no fear that a Swiss holiday for them would mean over-exertion if any of the beauties of the country were to be seen. Deep forests, blue lakes and snow-capped mountains make enough beauty to satisfy any hunger, and are all within the scope of the least enterprising traveller.



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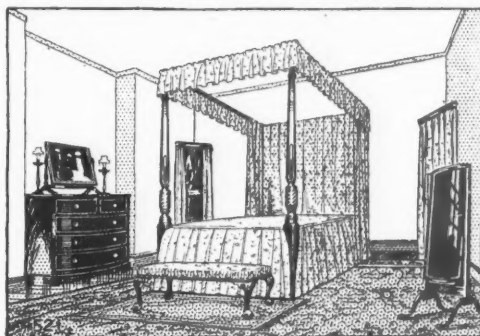
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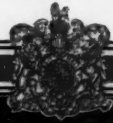
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